

LAND USE COMMITTEE

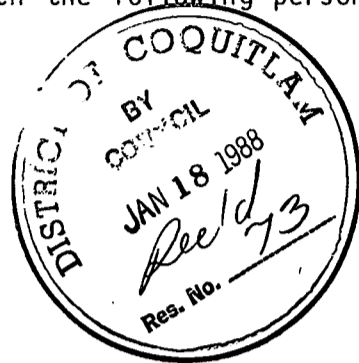
JANUARY 11, 1988

LAND USE COMMITTEEMINUTES

A meeting of the Land Use Committee was held on Monday, January 11, 1988, at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. B. Robinson, Chairman
 Ald. W. Ohirko
 Ald. D. White
 Mayor L. Sekora

STAFF:

J.L. Tonn, Municipal Manager
 D.M. Buchanan, Planning Director
 T. de Jong, Long Range Planner
 A.J. Edwards, Assistant Municipal Engineer

ITEM #501-1LAND USE AT NORTHWEST CORNER OF MARMONT AND BRUNETTE AT 200 MARMONT ST.

Mr. U. Bruhn spoke in regard to this site, indicating that he desired an apartment building on this land. The Planning Director and Long Range Planner spoke to the Department's report and this matter was discussed at length. Mr. Bruhn was directed to discuss the site with the Planning Department.

ITEM #501-2PRELIMINARY REPORT ON APPLICATION Z-46-87 BY PARK LANE VENTURES LTD. FOR REZONING OF PROPERTY AT 2426-2500 CAPE HORN AVENUE FROM RS-2 TO RS-4

Mr. C. Nieman spoke in regard to this application as to:

- industrial land supply,
- Nu-West's position as the landowner,
- the residential market,
- noise protection with the distance from the highway.

Mr. Walter Johnson, as consultant, then reviewed the site in relation to residential and industrial subdivision. This was followed by considerable discussion as to the alternatives open to the Committee and Council.

The Committee recommends:

"That Council review alternative ways to deal with this application on January 18, 1988."

COUNCIL
ACTION

WITHDRAWN

LAND USE COMMITTEE MINUTES OF
JANUARY 11, 1988

ITEM #501-3

8-2951 - CONCERNS OF MR. E. KAYE RE HIS SUBDIVISION AT BANBURY & JOHNSON

Mr. Kaye spoke to the Committee regarding his subdivision. He circulated a sketch dated 1980 11 10, which showed 14 lots along the south side of Banbury, but was declined. His concern related to increased servicing costs and the lots fronting on Johnson Street.

The Committee advised Mr. Kaye that it held to the proposal sent to him on September 10, 1987.

Mayor Sekora left the meeting at this stage.

ITEM #501-4

PRELIMINARY REPORT ON APPLICATION Z-47-87 BY MR. L.F. MACEY FOR REZONING OF PROPERTY AT 820 CRESTWOOD DRIVE FROM RS-1 TO RT-1 FOR A DUPLEX

The Committee recommends:

COUNCIL ACTION
APPRO'D
Co Res
7/18 7/21/87

- "1) That Council give first reading to Bylaw No. 1816, 1988.
- 2) That Bylaw No. 1816, 1988 and application Z-44-87 be referred to Public Hearing."

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-48-87 BY WESTFAIR PROPERTIES LTD. FOR REZONING OF PROPERTY AT 1301 LOUGHEED HIGHWAY FROM C-1 TO CS-3

The Committee recommends:

COUNCIL ACTION
APPRO'D
Co Res
7/18 7/21/87

- "1) That Council give first reading to Bylaw No. 1822, 1988.
- 2) That Bylaw No. 1822, 1988 and application Z-48-87 be referred to Public Hearing.
- 3) That the Community Plan Map for Southwest Coquitlam be amended for the area proposed for CS-1 zoning on Schedule 'A' to Bylaw No. 1822, 1988, from Neighbourhood Commercial to Service Commercial."

ITEM #501-6

PRELIMINARY REPORT ON APPLICATION Z-50-87 BY K.J. MCCARTNEY FOR REZONING OF PROPERTY AT 661 CHAPMAN AVENUE FROM RS-1 TO RS-3

The Committee recommends:

COUNCIL ACTION
APPRO'D
Co Res
7/18 7/21/87

- "1) That Council give first reading to Bylaw No. 1821, 1988.
- 2) That Bylaw No. 1821, 1988 and application Z-50-87 be referred to Public Hearing."

LAND USE COMMITTEE MINUTES OF
JANUARY 11, 1988

ITEM #501-7

PRELIMINARY REPORT ON APPLICATION Z-51-87 BY PARK LANE VENTURES LTD. FOR
REZONING OF PROPERTY ON WESTWOOD PLATEAU

This item was tabled until the Subdivision Committee found the proposed subdivision application and layout technically feasible. Also, the Committee indicated that no rezoning of development north of David Avenue should be considered by Council until the David Avenue crossing of Scott Creek is more definitely committed for financing and construction.

ITEM #501-8

PRELIMINARY REPORT ON APPLICATION Z-49-87 BY SIMIC ENGINEERING LTD. FOR
REZONING OF PROPERTY AT RANCH PARK AND DEWDNEY TRUNK FROM RS-1 TO RS-3

The Committee recommended:

- "1) That Council give first reading to Bylaw No. 1827, 1988.
- 2) That Bylaw No. 1827, 1988 and application Z-49-87 be referred to Public Hearing.

The Chairman asked that the matter of sidewalk and road construction on Dewdney Trunk Road be clarified by staff.

ITEM #501-9

PRELIMINARY REPORT ON APPLICATION Z-52-87 BY MONTREAL TRUST COMPANY FOR
REZONING OF PROPERTY AT 2700 BARNET HIGHWAY FROM M-1 TO M-6

This item was tabled in order to enable the owners to address in writing either the relocation of Cartunes or bringing the operation into full compliance with the provisions of the Zoning Bylaw.

ITEM #501-10

CORRESPONDENCE FROM B.C. TRANSIT DATED DECEMBER 14, 1987 RE CENTRAL
COQUITLAM BUS-SKYTRAIN INTEGRATION PLAN

The open house on January 15, 1988 was noted from 3:00 p.m. to 8:00 p.m. as an opportunity to learn of proposed transit changes.

ITEM #501-11

PROPOSED DEVELOPMENT VARIANCE PERMIT FOR 938 BRUNETTE AVENUE

This item was received for information. The Planning Director noted that the Dupre Dance School still wished to relocate from their present premises.

COUNCIL ACTION
APPROVED
Co. Res # 81887/87

LAND USE COMMITTEE MINUTES OF
JANUARY 11, 1988

ITEM #501-12

FRASER RIVER ESTUARY MANAGEMENT PROGRAM

The Committee noted the meeting of January 28, 1988.

ITEM #501-13

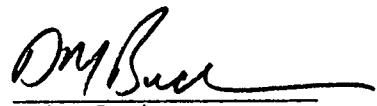
MAILLARDVILLE DESIGN GUIDELINES

The Committee recommends:

- COUNCIL ACTION
- APPR'D
COUNCIL
8/3/87
- "1) That Council endorse the 'Design Guidelines for New Multiple-Family Residential Development in Maillardville with French Canadian Character', submitted July 1987, revised November 1987, as the basis for consideration of new building proposals in Maillardville.
 - 2) That Council endorse the 'Design Guidelines for New Commercial Buildings in Maillardville', December 1987, as the basis for consideration of commercial proposals in Maillardville."

TABLED ITEMS:

1. Subdivision Committee Minutes of December 15, 1987
2. Design Committee Minutes of December 8, 1987
3. Design Committee Minutes of December 22, 1987


D.M. Buchanan
Executive Secretary

JANUARY 25, 1988

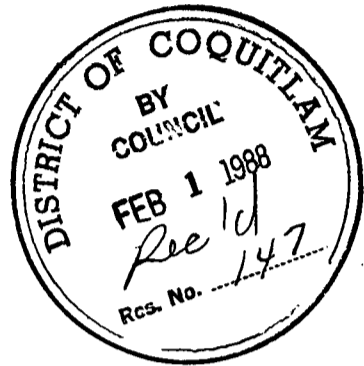
LAND USE COMMITTEE

MINUTES

A meeting of the Land Use Committee was held on Monday, January 25, 1988 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. B. Robinson, Chairman
- Ald. W. Ohirko
- Ald. D. White



STAFF:

- J.L. Tonn, Municipal Manager
- D.M. Buchanan, Planning Director
- T. de Jong, Long Range Planner
- A.J. Edwards, Assistant Municipal Engineer

ITEM #501-1

PROPOSED DUPLEX AT 2157 MONTEREY STREET, COQUITLAM, B.C.

Mr. Ivan Hoetzel spoke to the Committee regarding this property.

The Committee recommends:

COUNCIL ACTION

B¹ "That Mr. Hoetzel be advised to make formal application for rezoning of the subject property with the normal submission of drawings, and further, that Mr. Hoetzel be advised that the merits of the rezoning application would be weighed by Council subsequent to a Public Hearing if the application were to reach that stage."

*APP'D
Co. R 29
148/88*

ITEM #501-2

1500 BLOCK BRUNETTE AVENUE

Mr. Frank Hannig appeared on his joint proposal with Larry Traverence of National Real Estate Service. This led to discussion as to the process of evolution of an area with designation and ownership changes versus the nature of homes in this specific area between an arterial, Brunette Avenue, and industrial development south of Booth Avenue.

The Committee recommends:

COUNCIL ACTION

B² "That this proposal be turned down by Council, noting that the concerns raised will prompt a continuing examination of the area by the Planning Department ~~over time~~."

*APP'D
Co. R 29
149/88*

ITEM #501-3

PRELIMINARY REPORT ON APPLICATION Z-1-88 FOR REZONING OF PROPERTY AT 653 CHAPMAN AVENUE

The Committee recommends:

COUNCIL ACTION

- "1) That Council give first reading to Bylaw No. 1830, 1988.
- "2) That Bylaw No. 1830, 1988 and application Z-1-88 be referred to Public Hearing."

*APP'D
Co. R 29
150-2151/88*

LAND USE COMMITTEE MINUTES
OF JANUARY 25, 1988

ITEM #501-4

PRELIMINARY REPORT ON APPLICATION Z-2-88 FOR REZONING OF PROPERTY AT
2881 BARNET HIGHWAY

The Committee recommends:

- COUNCIL ACTION
- APPROV BY
Co. Res
152-153/88
- "1) That Bylaw 1831, 1988 be given first reading by Council.
 - 2) That Bylaw No. 1831, 1988 and application Z-2-88 be referred to Public Hearing."

ITEM #501-5

REZONING APPLICATION Z-40-87 - 1318-1324 BRUNETTE AVENUE TO RM-2

The Committee recommends:

- COUNCIL ACTION
- APPROV BY
Co. Res
154-155/88
- "1) That Bylaw No. 1797, 1987 be given first reading by Council.
 - 2) That Bylaw No. 1797, 1987 and application Z-40-87 be referred to Public Hearing."

ITEM #501-6

DEVELOPMENT VARIANCE PERMIT - 2726-2744 MARA DRIVE

This item was withdrawn.

ITEM #501-7

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - 103-UNIT
MULTIPLE-FAMILY PROJECT AT 1150-1160 JOHNSON STREET

The Committee recommends:

- COUNCIL ACTION
- APPROV BY
Co. Res
156/88
- BT
- "That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

LAND USE COMMITTEE MINUTES
OF JANUARY 25, 1988

ITEM #501-8

CONSERVATION PERMIT APPLICATION AND DEVELOPMENT VARIANCE PERMIT
APPLICATION - PROPOSED SINGLE-FAMILY RESIDENTIAL BUILDING AT
1900 AUSTIN AVENUE

The Committee recommends:

COUNCIL
ACTION

"1) That authorization be granted to Glenholme Holdings Ltd. to carry out earthworks to facilitate the construction of a single-family dwelling on Lot 192, District Lot 111, Plan 64096, being more commonly known as 1900 Austin Avenue, subject to:

*App'd
Co. Res
157/88*

a) all works being carried out in accordance with the report by Associated Geotechnical Consultants, dated September 11, 1987, Report No. 8707, and as amended by the letter from Associated Geotechnical Consultants dated December 14, 1987, to Mr. Ken McLaren, Development Control Technician, regarding conservation permit application, 1900 Austin Avenue, Coquitlam, B.C.;

b) Associated Geotechnical Consultants:

i) carrying out supervision of all works authorized by the Permit, in accordance with their letter of October 13, 1987;

ii) providing written certification confirming the competency of the works upon completion, and more particularly, verifying that erosion control has been done satisfactorily, slope stability measures have been completed satisfactorily, and settlement has been reduced to tolerable limits;

c) the applicants being responsible for keeping the streets clean, in the opinion of the Municipal Engineer, from all dirt and debris;

d) the duration of the permit to be one year, noting that under Clause 28(1) of Bylaw No. 1199, Council may suspend or revoke the permit if at any time, in its opinion, the permit holder violates any of the provisions of the permit, or any of the terms and conditions of this permit, or if the duties and obligations set out in the permit have not or are not being fulfilled;

e) the applicant being responsible for any and all manner of actions, claims, debts, demands and promises of whatsoever kind and however arising, and whether known or unknown, suspected or unsuspected, resulting or arising from the works permitted under this permit.

2) That Council approve signing and sealing of the development variance permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*App'd
Co. Res
158/88*

LAND USE COMMITTEE MINUTES
OF JANUARY 25, 1988

ITEM #501-9

Z-6-87 - CHANGES TO PROJECT ON SOUTHWEST CORNER OF JOHNSON STREET AND
DURANT DRIVE

This item was received.

ITEM #501-10

REQUEST FROM PORT MOODY FOR BOUNDARY ADJUSTMENT


The Committee recommends:

"That Council advise Port Moody City Council that it does not see merit to the extensive boundary realignment suggested in Mr. Harrington's letter of January 6, 1988, but that it would be willing to give consideration to either:

- joint servicing on the basis set out in Mr. Nyberg's letter of July 9, 1987 to the City's Director of Engineering Services, OR
- a simple transfer of Area "A", as described in the Planning Director's report, from Port Moody to Coquitlam."

TABLED ITEMS:

1. Subdivision Committee Minutes of January 5, 1988
2. Design Committee Minutes of January 12, 1988


D.M. Buchanan
Executive Secretary

COUNCIL
ACTION

APPRO
Co. R 37
#159/88

FEBRUARY 8, 1988

LAND USE COMMITTEEMINUTES

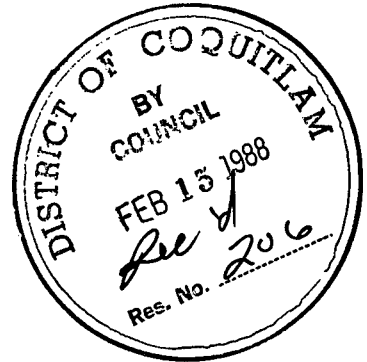
A meeting of the Land Use Committee was held on Monday, February 8, 1988, at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. B. Robinson, Chairman
Ald. W. Ohirko
Ald. D. White

STAFF:

J.L. Tonn, Municipal Manager
D.M. Buchanan, Planning Director
A.J. Edwards, Assistant Municipal Engineer

ITEM #501-1SIGN AT NORTHEAST CORNER OF HONEYSUCKLE AVENUE AND LANSDOWNE DRIVE

Mr. Peter Byrom appeared before the Committee concerning this issue. A letter from Lorne Embree of Pleasantside Developments Ltd. had given rise to this issue. The Assistant Municipal Engineer then explained the situation regarding the Street and Traffic Bylaw. Mr. Byrom stated that a verbal indication had been given in October, 1987 to go ahead with installation of the sign. The adjacent owners have now evidently complained about it. The Committee asked questions of Mr. Byrom. The conclusion was to refer the matter back to Mr. Byrom for discussion with the adjacent owners. The Committee then tabled the item for two weeks.

ITEM #501-2VAN-CO CONSTRUCTION LTD. RE PROPERTY AT 200 MARMONT STREET

This item was withdrawn at the request of Mr. Bruhn.

ITEM #501-3APARTMENT DEVELOPMENT PROPOSAL - ROCHESTER AVENUE AND CLAYTON STREET

A Mr. Keith Anderson spoke to the Committee regarding the land along the south side of Rochester Avenue west of Clayton Street. This was followed up by discussion as to density, height and use of the lands adjacent Clayton Street. Social housing is proposed for the site and no reduction from full RM-2 development was possible, Mr. Anderson indicated.

LAND USE COMMITTEE MINUTES
OF FEBRUARY 8, 1988

ITEM #501-3 cont'd

The Committee recommends:

"That Council advise the proponents to make an application for rezoning and have preliminary plans prepared, suggesting that the proponents hold an information session or sessions with the adjacent owners prior to any formal Public Hearing being called by Council."

COUNCIL ACTION
APPROVED
Co. Res.
207/88

ITEM #501-4

BUSINESS IMPROVEMENT AREAS

The Planning Director outlined his memo of February 8, 1988 as to how this legislative initiative related to the Downtown Revitalization Program. He advised that the legislation had been proclaimed as of January 12, 1988.

This item was received for information after discussion.

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-3-88 BY HONKONEN ENTERPRISES LTD. FOR REZONING OF PROPERTY AT 2920 WALTON AVENUE FROM RS-2 TO RS-4

The Committee recommends:

- 1) That Bylaw No. 1834, 1988 be given first reading by Council.
- 2) That Bylaw No. 1834, 1988 and application Z-3-88 be referred to Public Hearing."

COUNCIL ACTION
APPROVED
Co. Res.
208 + 209/88

ITEM #501-6

DEVELOPMENT VARIANCE PERMIT APPLICATION - 931 BRUNETTE AVENUE - PROPOSED COMMERCIAL BUILDING

The Committee recommends:

"That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

COUNCIL ACTION
APPROVED
Co. Res.
210/88

LAND USE COMMITTEE MINUTES
OF FEBRUARY 8, 1988

ITEM 501-7

DEVELOPMENT VARIANCE PERMIT APPLICATION - 500 BLOCK NICOLA AVENUE

The Committee recommends:

COUNCIL
ACTION

*Approved B.U.
Co. R. 5
2/11/88*

"That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-8

CONSIDERATION OF ISSUANCE OF DEVELOPMENT VARIANCE PERMIT AND ADOPTION OF BYLAW NO. 1813, 1987 - 1200 BRUNETTE AVENUE

The Committee recommends:

COUNCIL
ACTION

*Approved B.U.
Co. R. 5
2/22/88*

- "1) That Council finally adopt Bylaw No. 1813, 1987, given second and third readings on January 18, 1988.
- 2) That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-9

UPDATE ON MAILLARDVILLE BUSINESS AREA REVITALIZATION PROGRAM GOING TO THE WORKING DRAWING STAGE

The Committee received this item for information and left it for the Maillardville Redevelopment Committee to deal with further.

TABLED ITEMS:

- 1. Design Committee Minutes of January 26, 1988
- 2. Subdivision Committee Minutes of January 19, 1988
- 3. Subdivision Committee Minutes of February 2, 1988


D.M. Buchanan
Executive Secretary

LAND USE COMMITTEE

MINUTES

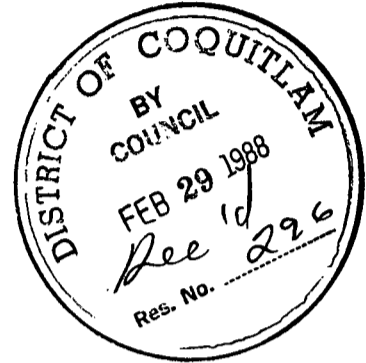
A meeting of the Land Use Committee was held on Monday, February 22, 1988, at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. B. Robinson, Chairman
- Ald. W. Ohirko
- Ald. D. White

STAFF:

- J.L. Tonn, Municipal Manager
- D.M. Buchanan, Planning Director
- N. Nyberg, Municipal Engineer
- A.J. Edwards, Assistant Municipal Engineer



ITEM #501-1

CORRESPONDENCE FROM GVRD DATED FEBRUARY 15, 1988 RE RCMP TRAINING RANGE AND EXPLOSIVE DISPOSAL SITE

This item was received for information and the Committee endorsed the suggestion of the Planning Director that GVRD officials appear before them on this matter.

ITEM #501-2

PLEASANTSIDE DEVELOPMENTS - TEMPORARY REAL ESTATE SIGN AT THE CORNER OF HONEYSUCKLE LANE AND LANSDOWNE DRIVE

Mr. Peter Byrom was present and indicated that PleasantSide Developments Ltd. have not heard back from the affected property owners. This was followed up by discussion as to the issue, which was then left with Mr. Byrom to follow up with the owners.

ITEM #501-3

NOISE CONTROL

This item was discussed and Mr. Nyberg raised the idea of approaching acoustical consultants for on-call advice on noise implications of developments. The Committee agreed that it would be worthwhile for the Engineering Department to investigate possible available consultants for expert advice as needed.

ITEM #501-4

APPROVAL OF ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - 1013 BRUNETTE AVE.

The Committee recommends:

COUNCIL ACTION

APPROVED
Co. Res
207/88

"That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-4-88 BY M. & G. ENGLAND FOR REZONING OF PROPERTY AT 582 CHAPMAN AVENUE FROM RS-1 TO RS-3

Subject to the Fire Department favourably reviewing the proposal, the Committee recommends:

COUNCIL ACTION

APPROVED
Co. Res
209/88

"1) That Council give first reading to Bylaw No. 1842, 1988.
2) That Bylaw No. 1842, 1988 and application Z-4-88 be referred to Public Hearing."

ITEM #501-6

CONSERVATION PERMIT PERTAINING TO THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING AT 1081 CORONA CRESCENT

The Committee recommends:

COUNCIL ACTION

APPROVED
Co. Res
200/88

"That authorization be granted to J. and D. McLean to carry out earthworks, to facilitate construction of a single-family dwelling, on Lot 648, District Lot 371, Group 1, Plan 63734, N.W.D., subject to:

a) all works to be carried out in accordance with the two geotechnical reports prepared by Took Structural Laboratory Inc., dated May 10, 1983, regarding residential development on Lot 648, Corona Crescent, Coquitlam, B.C., and titled:

- i) Sub-Surface Soil Investigation;
- ii) Foundation Recommendations.

b) Took Structural Laboratory Inc. providing, prior to commencement of any of the works:

- i) written confirmation of the 8' 6" extension of the north boundary of the approved building envelope;
- ii) a letter of undertaking to supervise and ensure compliance with all works authorized by this permit, and recommended in their reports, including drainage requirements, prior to commencing any earthworks on the site;

ITEM #501-6 cont'd

- b) iii) carrying out supervision of all works authorized by the permit;
 - iv) providing written certification confirming the competency of the works upon completion;
 - v) notifying the District of Coquitlam if, at any time, their services pertaining to this project are terminated prior to completion of the works, in accordance with the permit.
- c) compliance with any and all restrictive covenants registered against the land.
- d) no excavation taking place within any area covered by a right-of-way, in favour of the District of Coquitlam, and no deposit being made on any right-of-way, in favour of the District of Coquitlam, without the prior consent of the Municipal Engineer of the District.
- e) all buildings and structures being in compliance with the requirements of the District of Coquitlam Bylaw No. 1928, 1971, as amended, except as varied in the Board of Variance application by Corona Estates Ltd., dated February 1, 1988, notwithstanding a recommended building envelope contained in the Took Structural Laboratory Inc. reports listed above.
- f) removal of any excess backfill not specifically permitted to be left or placed on the property by the geotechnical report.
- g) the holder of the building permit being responsible for keeping the streets clean, in the opinion of the Municipal Engineer, from all dirt and debris.
- h) the duration of the permit to be one year, noting that under Clause 28 (I) of Bylaw No. 1199, Council may suspend or revoke the permit if at any time, in its opinion, the permit holder violates any of the provisions of the Bylaw or any of the terms and conditions of this permit, or if the duties and obligations set out in the permit have not or are not being fulfilled.
- i) the applicant being responsible for any and all manner of actions, causes of actions, claims, debts, demands and promises of whatsoever kind and however arising, and whether known or unknown, suspected or unsuspected, resulting or arising from the works permitted under this permit."


ITEM #501-7

ARTICLE FROM JOURNAL OF COMMERCE RE PROPOSED DEVELOPMENT OF COLONY FARM

This item was received for information after discussion.

TABLED ITEM:

Design Committee Minutes of February 9, 1988


D.M. Buchanan
Executive Secretary

MARCH 7, 1988

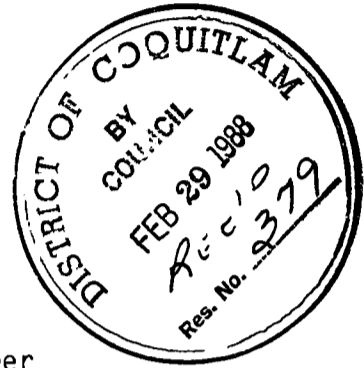
LAND USE COMMITTEE

MINUTES

An meeting of the Land Use Committee was held on Monday, March 7, 1988. at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. B. Robinson, Chairman
- Ald. W. Ohirko
- Ald. D. White



STAFF:

- D.M. Buchanan, Planning Director
- Eric Tiessen, Deputy Planning Director
- S. Jackson, Community Planner
- A.J. Edwards, Assistant Municipal Engineer

ITEM #501-1

PRELIMINARY REPORT ON APPLICATION Z-6-88 BY DOREEN L. HARPER FOR THE REZONING OF PROPERTY AT 970 CHARLAND AVENUE TO RT-1 FOR A DUPLEX

The Committee tabled this application for the applicant to submit revised plans indicating setbacks and dwelling unit sizes in keeping with the Zoning Bylaw (as modified by the Ministry of Environment regarding the 15-meter setback from the watercourse natural boundary), and to propose additional parking beyond the minimum Bylaw requirements due to limitations on the adjacent proposed turnarounds.

ITEM #501-2

PRELIMINARY REPORT ON APPLICATION Z-7-88 BY A. HOMBREBUENO AND F. & E. SAVELLA FOR REZONING OF PROPERTY IN THE 600 BLOCK GRAYSON AVENUE FROM RS-1 TO RT-1 FOR A DUPLEX

The Committee recommends:

- 1) That Bylaw No. 1847, 1988 be given first reading by Council.
- 2) That Bylaw No. 1847, 1988 and application Z-7-88 be referred to Public Hearing."

COUNCIL ACTION
 APP'D
 RES # 280/88
 281/88

ITEM #501-3

REDESIGNATION OF LANDS WEST OF HYDE CREEK RAVINE SOUTH OF ABBY DOWNS DEVELOPMENT TO CITY OF PORT COQUITLAM

The Committee discussed the report and then recommended:

- 1) That Mr. Edward Balazs, representing the petitioners of November 2, 1987, be advised that due to the elementary school capacity situation, the lack of active parkland, and due to the unlikelihood of budget funds for park development, sanitary sewer extensions and other neighbourhood facilities in the short

COUNCIL ACTION
 APP'D
 RES # 283/88

LAND USE COMMITTEE MINUTES
OF MARCH 7, 1988

ITEM #501-3 cont'd

term, Council does not consider an amendment to the Official Community Plan to permit conventional one-family subdivision appropriate prior to the intended review of the Official Community Plan in 1990-1991.

- 2) That the School Board be advised of the possible timing of residential development as early as 1991, contingent on elementary school availability in the area, thus putting on record the need for inclusion of Northeast Coquitlam initiatives in their capital spending plans in the near future."

ITEM #501-4

COLONY FARM

This item was received for information.

ITEM #501-5

MENTAL HEALTH CONSULTATION REPORT RE DOWNSIZING OF RIVERVIEW

Mr. Sol Jackson summarized his report and this led to discussion of various issues.

The Committee recommends:

COUNCIL
ACTION

- "1) That Council advise the Greater Vancouver Regional Hospital District that it supports the two recommendations of the Executive Committee dated January 20, 1988, as follows:

- a) that the Ministry of Health be requested to grant full observer status to the GVRHD on the Riverview Hospital Board and to provide advice as to what provisions are being made in the downsizing of this facility for services and facilities in anticipation of an increased demand for acute care facilities in community-based settings;
- b) that the Regional Administrative Advisory Committee (RAAC) be asked to report on the impact of the proposed closure of Riverview Hospital on community facilities and resources in member municipalities.

- 2) That Council urge the Minister of Health, in reviewing options to downsize Riverview Hospital, to give careful consideration to:
 - the need for the Province to fund support services in the communities where patients may be transferred;
 - the need for the responsible Ministries to undertake a broad educational program to aid in the acceptance of group homes in residential areas;
 - the need for realistic per diem rates to operators of group homes;
 - reducing the maximum number of residents permitted in a dwelling house under the provisions of the Community Care Facility Act, to more closely reflect the provisions of municipal zoning bylaws.

*Approved By
R39
* 384/88*

LAND USE COMMITTEE MINUTES
OF MARCH 7, 1988

ITEM #501-5 cont'd

- 3) That Council urge the Simon Fraser Health Unit to introduce mandatory public relations and information procedures for the establishment of group homes.
- 4) That Council seek the views of the Society operating the Riverview Hospital and the Minister of Health as to the process underway or proposed, to inform and involve existing employees at Riverview in the process of change."

ITEM #501-6

SOUTHWEST COQUITLAM - TOWN CENTRE OFFICIAL COMMUNITY PLAN

Mr. Eric Tiessen reviewed the document for the Committee. He related to:

- a) development permit areas and their proposed reintroduction;
- b) examination of the OCP as required by the Municipal Act;
- c) the proposed timetable for review and consideration.

Various issues and questions were explored. Ald. Ohirko asked about "Policy G-4 Colony Farm". (See Resolution No. 1227 of November 3, 1986 as to the source of this policy.)

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 1833, 1988.
- 2) That Council refer Bylaw No. 1833, 1988 to the April 21, 1988 Public Hearing.
- 3) That Council refer the Southwest Coquitlam-Town Centre Official Community Plan to the Board of the Greater Vancouver Regional District and to the Councils of Port Moody, Port Coquitlam, Surrey New Westminster and Burnaby.
- 4) That Council declare that it has examined the Southwest Coquitlam-Town Centre Official Community Plan in conjunction with its most recent capital expenditure program, and any applicable waste management plan and economic strategy plan, and finds the said Official Community Plan to be consistent with such program and plans.
- 5) That Council authorize staff to make arrangements for, advertise and conduct a public 'open house' to provide information on the Southwest Coquitlam - Town Centre Official Community Plan, prior to the April 21, 1988 Public Hearing."

COUNCIL
ACTION

See C.
Res #
383
384
387
388
389/88

LAND USE COMMITTEE MINUTES
OF MARCH 7, 1988


ITEM #501-7

Z-46-87 - RESIDENTIAL REZONING - CAPE HORN AVENUE

Ald. Robinson inquired regarding the status of this matter. The Planning Director advised that proposals for RS-4, RS-3 and RS-1 layouts had been prepared by Walter Johnson, Engineering Consultant, and that a staff meeting was scheduled for the morning of March 9, 1988 with Park Lane's traffic consultants to initiate their review of the proposals.

TABLED ITEMS

1. Subdivision Committee Minutes of February 16, 1988
2. Design Committee Minutes of February 23, 1988


FOR D.M. Buchanan
Executive Secretary

MARCH 21, 1988

LAND USE COMMITTEEMINUTES

A meeting of the Land Use Committee was held on Monday, March 21, 1988 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. B. Robinson, Chairman
Ald. W. Ohirko
Ald. D. White

STAFF:

E. Tiessen, Deputy Planning Director
T. de Jong, Long Range Planner
A.J. Edwards, Assistant Municipal Engineer

ITEM #501-1ABERDEEN SHOPPING CENTRE - BARNET HIGHWAY

A delegation representing Granisle Development Corporation explained that they were having difficulty leasing the last 9,000 sq. ft. of space in the centre under the existing CS-1 zoning. Mr. Hall asked for some form of relief by way of rezoning, specifically rezoning for the westerly portion of the centre, to allow professional offices and financial institutions.

The Deputy Planning Director noted that some of the tenants referred to as possibilities by Granisle are, in fact, permitted by CS-1 zoning. He noted general concern about C-2 type uses being permitted south of the Barnet Highway as conflicting with Council's Town Centre objectives, but suggested that specific alternatives should be defined for report back to the Committee.

The Committee recommends:

COUNCIL ACTION "That staff be authorized to meet with Mr. Hall and his associates to explore alternative approaches to Granisle's leasing problem."

ITEM #501-2Z-6-87 - CONSIDERATION OF FINAL ADOPTION OF BYLAW NO. 1723, 1987
22-UNIT TOWNHOUSE PROJECT AT 1232 JOHNSON STREET

The Committee recommends:

COUNCIL ACTION "That Council reconsider, finally pass and adopt Bylaw No. 1723, 1987."

ITEM #501-3Z-32-84 - APPLICATION FOR EXTENSION TO REZONING APPLICATION -
1148 WESTWOOD STREET

The Committee recommends:

COUNCIL ACTION "That application Z-32-84 be granted a six-month extension to September 9, 1988."

LAND USE COMMITTEE MINUTES
OF MARCH 21, 1988

ITEM #501-4

REFERENCE TO SPECIAL HOUSING NEEDS IN SOUTHWEST COQUITLAM - TOWN CENTRE
OFFICAL COMMUNITY PLAN

The Committee discussed this item at some length. Mr. Tiessen noted that the Planning Director's report of March 16, 1988 deals only with the issue of recognizing and affirming present Council policy in the Southwest Coquitlam-Town Centre Official Community Plan. Two further separate reports will be coming to Council on the general subject of "special needs" housing: - one providing more detail on the inventory of such housing now existing or under construction, and a second outlining the availability of sites on municipal lands that could be considered for such housing.

The Committee recommends:

COUNCIL
ACTION

"That the draft Southwest Coquitlam-Town Centre Official Community Plan be amended as follows:

1. By adding to Section 3.3 Residential Development the following paragraph:

'A portion of Coquitlam's existing housing stock meets the needs of persons who, for reasons of income, age or disability, are unable to meet their housing needs on the open market. These needs may be met in projects totally dedicated to special needs of a specific type, or in projects where only a portion of the dwelling units is subsidized. Council remains committed to accommodating special needs housing in Coquitlam.'

2. By adding to Section D - Land Use and Zoning of Bylaw No. 1833 a policy statement as follows:

'POLICY D-8 - Special Needs Housing

Council is committed to accepting, in appropriate locations and as an appropriate share of Coquitlam's housing stock, residential projects or dwelling units oriented to those who have special housing needs because of income, age or disability.'

ITEM #502-5

MUNDY EAST MUNICIPAL SUBDIVISION AND RELATIONSHIP TO DAWES HILL PARK

While the Committee felt that the recommendations of staff are logical and do respond to concerns raised at the Public Hearing, the Committee felt it is important to communicate Council's decision back to area residents, by means of an appropriate information meeting.

The Committee therefore recommends:

COUNCIL
ACTION

- "1) That Council endorse the subdivision proceeding with the layout generally in accordance with sketch 8-2915E, Phase III.
- 2). That Council authorize staff to draft a Municipal Land Sales Expenditure Bylaw to implement Phases III and IV of Mundy East, as provided for in the draft 1988 Budget.

*APP'D B.U.
CO. R.S.
450/88*

*APP'D B.U.
CO. R.S.
450/88*

LAND USE COMMITTEE MINUTES
OF MARCH 21, 1988

ITEM #501-5 continued

3. That staff be instructed to make arrangements for ^{a letter} a meeting to inform area residents of Council's action on this matter."

ITEM #501-6

PROPOSED MULTIPLE-FAMILY DESIGNATION - 1504 BRUNETTE AVENUE

Tomina de Jong spoke to this item and noted the need to review use of this site in the larger context of the neighbourhood, and particularly the need to have input from neighbourhood residents as part of the community plan process. She also raised concerns about the advisability of family-oriented townhousing at the proposed density.

The Committee recommends:

- COUNCIL ACTION
- "1. That the proponents be advised that Council does not support townhousing under an RM-2 zoning on the subject site at this time, and
 2. That the Planning Department be instructed to report back to the Land Use Committee by October 1st on appropriate future use for this site, based on interim findings of the work on a Maillardville Official Community Plan amendment."

*APP'D B
Co. R=1
#452/88*

ITEM #501-7

PROPOSED AMENDMENT TO PITT MEADOWS OFFICIAL COMMUNITY PLAN - OCP
AMENDMENT BYLAW NO. 1185

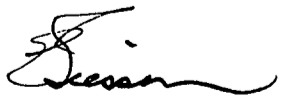
The Committee recommends:

- COUNCIL ACTION
- "That Council inform the Council of the District of Pitt Meadows that Coquitlam Council has no objections to Pitt Meadows Official Community Plan Amendment Bylaw No. 1185."

*APP'D B
Co. R=1
#453/88*

TABLED ITEMS

1. Design Committee Minutes of March 8, 1988
2. Subdivision Committee Minutes of March 1, 1988


E. Tiessen
Acting Secretary

APRIL 5, 1988

LAND USE COMMITTEE

MINUTES

A meeting of the Land Use Committee was held on Tuesday, April 5, 1988, at 10:00 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. B. Robinson, Chairman
- Ald. W. Ohirko
- Ald. D. White

Also: Ald. E. Parker



STAFF:

- J.L. Tonn, Municipal Manager
- D.M. Buchanan, Planning Director
- E. Tiessen, Deputy Planning Director
- A.J. Edwards, Assistant Municipal Engineer
- S. Jackson, Community Planner

ITEM #501-1

PRELIMINARY REPORT ON APPLICATION Z-9-88 FOR REZONING OF PROPERTY AT 507-515 AUSTIN AVENUE FROM RS-1 TO RM-5

This item was tabled pending:

1. further review of this project by the Design Committee upon submission of complete preliminary plans;
2. the Subdivision Committee finding a subdivision layout technically feasible;
3. the Fire Department being satisfied as to resolution of their concerns with regard to this project.

ITEM #501-2

PRELIMINARY REPORT ON APPLICATION Z-10-88 FOR REZONING OF PROPERTY AT 1751, 1801 BRUNETTE AVENUE AND 301 CUTLER STREET FROM RS-1 TO RS-3 & P-5

This item was tabled pending the Subdivision Committee finding the subdivision layout for the property technically feasible, and the Planning Department being able to prepare a Bylaw Schedule for consideration by the Land Use Committee and Council.

LAND USE COMMITTEE MINUTES
OF APRIL 5, 1988

ITEM #501-3

APPROVAL OF ISSUANCE OF DEVELOPMENT VARIANCE PERMIT AND ADOPTION OF
BYLAW NO. 1774, 1987 - PROPOSED CHURCH FOR LIFE CENTRE FOURSQUARE CHURCH

The Committee recommends:

COUNCIL ACTION
*APPRO'D
Co. Res.
5/40 + 5/41/88*

- "1) That Council reconsider, finally pass and adopt Bylaw No. 1774, 1987.
- "2) That Council approve signing and sealing of the development variance permit by the Mayor and Clerk, and such permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-4

NEW DUPLEX DWELLING AT 970 CHARLAND AVENUE (Z-6-88)

The Committee recommends:

COUNCIL ACTION
*APPRO'D
Co. Res.
5/42 + 5/43/88*

- "1) That Council give first reading to Bylaw No. 1846, 1988.
- "2) That Bylaw No. 1846, 1988 and application Z-6-88 be referred to Public Hearing."

ITEM #501-5

ADVERTISING IN SKYTRAIN CAR "SPIRIT OF COQUITLAM"

The Committee recommends:

COUNCIL ACTION
*APPRO'D
Co. Res.
5/44/88*

- "That the Planning Director be authorized to have prepared the artwork and production of the advertising material for the 'Spirit of Coquitlam' Skytrain car, as outlined in his report of March 25, 1988."

ITEM #501-6

PROPOSED RCMP TRAINING RANGE AND EXPLOSIVE DISPOSAL SITE IN THE
COQUITLAM WATERSHED

The Committee received the Planning Director's report of March 29, 1988 for information and recommended:

LAND USE COMMITTEE MINUTES
OF APRIL 5, 1988

ITEM #501-6 cont'd


COUNCIL
ACTION

*ADD'D
C. R. 25
C. # 542/88*

"That Council endorse the Land Use Committee inviting GVRD and RCMP representatives to a regular meeting of the Committee, to explain their proposal, in order that the Committee can make a recommendation to Council, having the full background."

TABLED ITEMS:

1. Subdivision Committee Minutes of March 15, 1988
2. Design Committee Minutes of March 22, 1988


D.M. Buchanan
Executive Secretary

APRIL 18, 1988

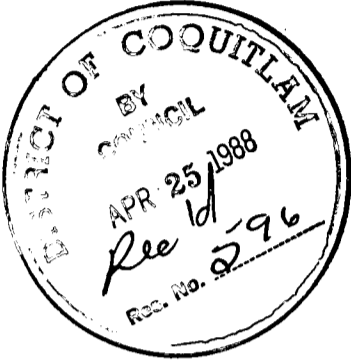
LAND USE COMMITTEE

MINUTES

A meeting of the Land Use Committee was held on Tuesday, April 18, 1988, at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. B. Robinson, Chairman
- Ald. W. Ohirko
- Ald. D. White



STAFF:

- J.L. Tonn, Municipal Manager
- D.M. Buchanan, Planning Director
- A.J. Edwards, Assistant Municipal Engineer

ITEM #501-1

PROPOSED GAS BAR - LANSLOWNE DRIVE, SOUTH OF GUILDFORD WAY

The Planning Director spoke in regard to his letter of March 15, 1988 and the letter of April 13, 1988 from Mr. Michael Garton, who then presented his viewpoint. Mr. Garton described the 8,500 square feet which has been built and the 17,000 square feet proposed in Phase 3, plus the proposed gas bar at the southeast corner.

After some discussion, the applicants were encouraged to apply for the service station zoning for the gas bar area.

ITEM #501-2

PROPOSED MULTIPLE-FAMILY DESIGNATION - 1319 CARTIER AVENUE

Mr. Ed Trasolini appeared regarding his submission of April 11, 1988 and responded to questions. The Committee suggested to him that this item was being deferred until Maillardville OCP work was considered in the fall of 1988.

ITEM #501-3

PRELIMINARY REPORT ON APPLICATION Z-13-88 FOR REZONING OF PROPERTY AT 1131 & 1135 LANSLOWNE DRIVE FROM RS-2 TO RT-2

A Mr. Franci was present to discuss this proposal for townhousing and rezoning to RT-2, in keeping with the draft OCP. Ald. Ohirko raised a concern with access to Lansdowne, which then led to discussion of the and the previous commercial proposals.

LAND USE COMMITTEE MINUTES
OF APRIL 18, 1988

ITEM #501-3 cont'd

The Committee recommends:

- COUNCIL ACTION
- APPRO'D BY
Co. Res. # 597, 5/29/88
- "1) That Council give first reading to Bylaw No. 1861, 1988.
 - "2) That Bylaw No. 1861, 1988 and application Z-13-88 be referred to Public Hearing."

ITEM #501-4

REQUEST FROM GRANISLE DEVELOPMENT FOR ZONING RELIEF WITH REGARD TO VACANCY PROBLEMS AT ABERDEEN SQUARE SHOPPING CENTRE, 2764 BARNET HIGHWAY

Mr. Chris Hall spoke after an introduction from the Planning Director. He indicated that the second floor area was the only area not now leased out, so that the extent of the "relief" request was limited to that. About 4,000 square feet of restaurant is possible in the second floor space, which converts to 3,500 square of office space with hallways.

The Committee recommends:

- COUNCIL ACTION
- APPRO'D BY
Co. Res. # 597, 5/29/88
- "That Council authorize staff to prepare a Bylaw amending the CS-1 regulations, as suggested under Alternative 'A' of the Planning Director's report of April 11, 1988."

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-8-88 BY DISTRICT OF COQUITLAM FOR A REGULATORY AMENDMENT TO THE P-1 ZONE

The Committee recommends:

- COUNCIL ACTION
- APPRO'D BY
Co. Res. # 600, 6/01/88
- "1) That Bylaw No. 1850, 1988 be given first reading by Council.
 - "2) That Bylaw No. 1850, 1988 and application Z-8-88 be referred to Public Hearing."

ITEM #501-6

PRELIMINARY REPORT ON APPLICATION Z-12-88 FOR REZONING OF PROPERTY AT 1212 & 1220 BRUNETTE AVENUE FROM RS-1 TO RM-2

The Committee recommends:

- COUNCIL ACTION
- APPRO'D BY
Co. Res. # 602, 6/02/88
- "1) That Council give first reading to Bylaw No. 1860, 1988.
 - "2) That Bylaw No. 1860, 1988 and application Z-12-88 be referred to Public Hearing."

LAND USE COMMITTEE MINUTES
OF APRIL 18, 1988

ITEM #501-7

PRELIMINARY REPORT ON APPLICATION Z-14-88 FOR REZONING OF PROPERTY AT
1196 BRISBANE AVENUE FROM RS-1 TO RT-1

The Committee recommends:

- COUNCIL ACTION
- APPROVED BY COUNCIL 6/23/88
- "1) That Council give first reading to Bylaw No. 1866, 1988.
 - 2) That Bylaw No. 1866, 1988 and application Z-14-88 be referred to Public Hearing."

The Committee also requested that staff have the property searched at the Land Titles Office as to possible covenants on the property, the lot being north of Como Lake Avenue not too far from Crestwood Drive where there was a private covenant.

ITEM #501-8

TRANSITIONAL PROVISIONS, SOUTHWEST COQUITLAM-TOWN CENTRE OFFICIAL
COMMUNITY PLAN

The Committee recommends:

COUNCIL ACTION

"That Council amend Bylaw No. 1833, 1988 (Southwest Coquitlam - Town Centre Official Community Plan) by adding the following to the end of Schedule 'A':

I. Transitional Provisions

Policy I-1, Prior Rezoning Applications Not Consistent With Plan

Where a Bylaw to amend the Zoning Bylaw has received first reading and been referred to Public Hearing by Council prior to final reading and adoption of this Official Community Plan, and where except for the provisions of this section such Bylaw would be inconsistent with the Official Community Plan, Council may proceed with further readings and adoption of the said Bylaw, provided that such final adoption occurs not later than one year after the date of final adoption of this Official Community Plan.

Policy I-2, Development Permits Where Application Predates Plan

An owner shall not be required to obtain a development permit pursuant to Policy H-1 in regard to a building permit application or subdivision application where such application was made and the applicable fees were paid prior to final adoption of this Official Community Plan, provided that:

- a) the application has not expired prior to such final adoption;
- b) in the case of a building permit application, final issuance of the permit is obtained within six months of such final adoption, OR
- c) in the case of a subdivision application, final approval of the subdivision is obtained within twelve months of such final adoption."

LAND USE COMMITTEE MINUTES
OF APRIL 18, 1988

ITEM #501-9

REZONING OF LAND AT 2700 BARNET HIGHWAY FROM M-1 TO M-6 (Z-52-87)

The Committee recommends:

COUNCIL
ACTION

*APPROVED
Co. Res
607, 608/88*

- "1) That Council give first reading to Bylaw No. 1826, 1988.
- "2) That Council refer Bylaw No. 1826, 1988 and application Z-52-87 to Public Hearing."

ITEM #501-10

LAND USE IMPLICATIONS, NORTH SIDE CAPE HORN AVENUE, EAST OF DAWES HILL ROAD (8-3991)

The Planning Director summarized the report on this steep-sloping area along Cape Horn Avenue. The Committee authorized the Planning Department to pursue the approach outlined in the Planning Director's report of April 11, 1988.

ITEM #501-11

PROPOSED STRATA TITLE CONVERSION OF EXISTING 64-UNIT APARTMENT BUILDING AT 1190 PACIFIC STREET (8-4033)

The Committee recommends:

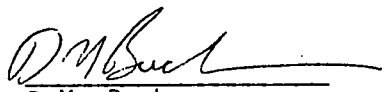
COUNCIL
ACTION

*APPROVED
Co. Res
609/88*

"That Council, as approving authority, approve the conversion into strata lots of the building at 1190 Pacific Street on Lot A, District Lot 386, Group 1, Plan 74977, pursuant to Section 9 of the Condominium Act, R.S.B.C., Chap. 61."

TABLED ITEMS:

- 1. Design Committee Minutes of April 5, 1988
- 2. Subdivision Committee Minutes of March 29, 1988.


D.M. Buchanan
Executive Secretary

MAY 2, 1988

LAND USE COMMITTEE

MINUTES

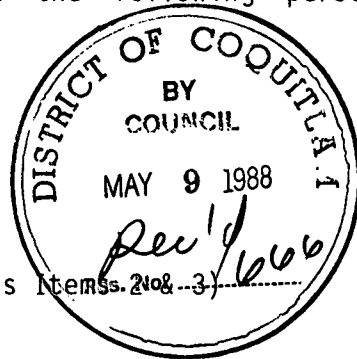
A meeting of the Land Use Committee was held on Monday, May 2, 1988, at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. B. Robinson, Chairman
- Ald. W. Ohirko
- Ald. D. White
- Mayor L. Sekora (for part of Item 1)

Also:

Ald. M. Reid (for part of Item 1, plus Items 2, 10 & 3)



STAFF:

- J.L. Tonn, Municipal Manager (for Items 1 & 2)
- D.M. Buchanan, Planning Director
- S. Jackson, Community Planner
- A.J. Edwards, Assistant Municipal Engineer

ITEM #501-1

PROPOSED TRAINING RANGE AND EXPLOSIVES DISPOSAL SITE FOR THE RCMP

Mr. Gordon Joyce of GVRD presented slides on the proposal after a brief introduction. A written summary was supplied to Committee members, which he highlighted as he showed the slides. RCMP Chief Superintendent George H. Powell then spoke after passing out his notes which he used in his verbal presentation. The only firing area available now is in Chilliwack, which means losing one day each time it is used by members in Greater Vancouver. Emergency response personnel are involved at least twice a month. Points made in response to questions were that:

- 1) Explosives would be disposed of in the closest safe place, eg. a gravel pit.
- 2) The closest homes southward are one kilometer away.
- 3) No alternative site is available in Greater Vancouver.
- 4) The Chilliwack site is owned by the Armed Forces.

There followed extensive discussions after questions by Committee members.

The Committee recommends:

"That this matter be tabled until after a noise test conducted by the RCMP involving residents in proximity on both sides of the Coquitlam River takes place."

It was noted that Public Hearings on an OCP change and rezoning are envisaged if this proposal goes ahead and no objections or concerns were raised by the GVRD or RCMP representatives as to this approach.

COUNCIL ACTION *B*
APPROD
Co. 6/23/88

LAND USE COMMITTEE MINUTES
OF MAY 2, 1988

ITEM #501-2

PROPOSED TOWNHOUSES AT BRUNETTE AVENUE AND MARMONT STREET - 200 MARMONT

Walter Roper spoke on behalf of the proponent, Vanco Construction Ltd.

The Committee recommends:

"That Mr. Bruhn be encouraged to apply for Low-Density Apartment OCP designation and RM-1 rezoning."

COUNCIL
ACTION

*Prop'd
Co. 6/25/88*

ITEM #501-3

PROPOSED CO-ED HEALTH AND FITNESS CENTRE AT 2550 BARNET HIGHWAY

Mr. Steve Morneau and another person appeared regarding this proposal. About 12,000 square feet of building and 30 parking spaces are on the site according to Mr. Morneau. The Committee indicated that a more thorough review of the block was required by staff, along with the specific usage proposed for 2550 Barnet. Ald. Robinson indicated concerns regarding turning movements onto Barnet Highway. Highways approval of any rezoning was noted.

ITEM #501-4

PRELIMINARY REPORT ON APPLICATION Z-19-88 BY T. & C. KOSKO FOR REZONING OF PROPERTY AT 851-853 SHARPE STREET FROM RT-1 TO RT-2

Mr. Tony Kosko appeared before the Committee regarding this proposal. His concerns related to financial revenue, traffic, and the built-up nature of the area.

COUNCIL
ACTION

WITHDRAWN

The Committee recommends:

"That Council decline application Z-19-88."

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-20-88 BY HARVEST DEVELOPMENTS LTD. FOR REZONING OF PROPERTY AT 1196 LANSDOWNE DRIVE FROM C-2 TO SS-1

Mr. Michael Garton appeared before the Committee regarding this proposal.

The Committee recommends:

- 1) That Bylaw No. 1871, 1988 be given first reading by Council.
- 2) That Bylaw No. 1871, 1988 and application Z-20-88 be referred to Public Hearing.
- 3) That the applicant be advised to prepare a restrictive covenant to ensure that no convenience store or similar outlet will be permitted to locate within Phase 3 of the proposed development."

COUNCIL
ACTION

*Es. R33
6/9/88
7/6/88*

LAND USE COMMITTEE MINUTES
OF MAY 2, 1988

ITEM #501-6

PRELIMINARY REPORT ON APPLICATION Z-16-88 BY J.B. BAHOWRIE FOR REZONING
OF PROPERTY AT 920 WESTWOOD STREET FROM RS-1 TO RT-1

The Committee recommends:

COUNCIL
ACTION

- "1) That Council give first reading to Bylaw No. 1868, 1988.
- "2) That Bylaw No. 1868, 1988 and application Z-16-88 be referred to Public Hearing."

*APPROV
Co. 672-677/88*

ITEM #501-7

PRELIMINARY REPORT ON APPLICATION Z-17-88 BY THE DISTRICT OF COQUITLAM
FOR A REGULATORY AMENDMENT TO THE ZONING BYLAW TO PROHIBIT SOCIAL ESCORT
SERVICES AND DATING SERVICES AS AN ACCESSORY HOME OCCUPATION

The Committee recommends:

COUNCIL
ACTION

- "1) That Council give first reading to Bylaw No. 1869, 1988.
- "2) That Bylaw No. 1869, 1988 and application Z-17-88 be referred to Public Hearing."

*APPROV
Co. 674-679/88*

ITEM #501-8

PRELIMINARY REPORT ON APPLICATION Z-18-88 BY UNITED PROPERTIES LTD. FOR
REZONING OF PROPERTY AT 521-559 AUSTIN AVENUE FROM RS-1 TO RM-2 AND RM-5

This item was tabled pending:

- 1) review of this project by the Design Committee upon submission of complete preliminary plans on the entire project;
- 2) the Subdivision Committee finding a subdivision layout technically feasible for the property;
- 3) the Fire Department commenting on the development, particularly in relation to the three high-rise towers;
- 4) the Planning Department being satisfied that the overall project would comply with the major requirements of Zoning Bylaw No. 1928, 1971, as amended."

LAND USE COMMITTEE MINUTES
OF MAY 2, 1988

ITEM #501-9

REQUEST FOR EXTENSION TO REZONING APPLICATION Z-11-87 - 1203 HACHEY AVE.

COUNCIL ACTION "That application Z-11-87 be granted a six-month extension to December 8, 1988."

*APP'D
Co. R's 5/16/88*

ITEM #501-10

LETTER TO VALLEY RITE-MIX LTD. FROM THE MINISTRY OF FORESTS AND LANDS DATED 1988 04 25 REGARDING AN APPLICATION FOR GRAVEL REMOVAL

This item was received for information.

ITEM #501-11

DEVELOPMENT VARIANCE PERMIT APPLICATION - SMALL CAR PARKING
2991 LOUGHEED HIGHWAY

The Committee recommends:

COUNCIL ACTION "That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*APP'D
Co. R's 5/16/88*

ITEM #501-12


CORRESPONDENCE FROM BURQUITLAM LIONS CARE CENTRE DATED APRIL 28, 1988 REGARDING SOCIAL HOUSING

A letter dated April 28, 1988 from Burquitlam Lions Care Centre and draft letter to the B.C. Housing Management Commission were discussed. The Committee endorsed the letter for signature by the Chairman of the Land Use Committee. It was noted that the letter was not site specific, recognizing that the Dansey land involved a Community Plan change, rezoning and a Public Hearing.

LAND USE COMMITTEE MINUTES
OF MAY 2, 1988

TABLED ITEMS:

1. Subdivision Committee Minutes of April 12, 1988
2. Design Committee Minutes of April 19, 1988



D.M. Buchanan
Executive Secretary

501

MAY 16, 1988

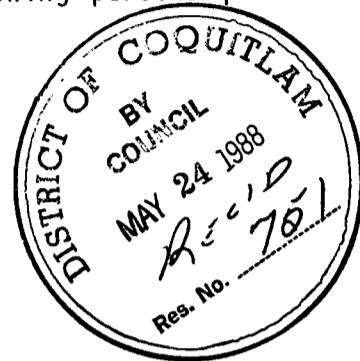
LAND USE COMMITTEE

MINUTES

A meeting of the Land Use Committee was held on Monday, May 16, 1988, at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. B. Robinson, Chairman
Ald. D. White
Mayor L. Sekora



STAFF:

J.L. Tonn, Municipal Manager
D.M. Buchanan, Planning Director
R. White, Director of Permits & Licenses
T. Murphy, Supervisor, Traffic & Transportation

ITEM #501-1

PROPOSED USE OF LAND AND SUBDIVISION ON HOCKADAY STREET (8-4030)

Mr. Frank Friend appeared representing the Wheatings on Hockaday Street. He indicated that the requested survey could cost \$1,500.00.

The Committee recommends:

"That a Zoning Bylaw amendment to reduce the minimum parcel size to 4000 m² for one-family residential uses in the RS-2 zone be initiated by Council, and the Wheatings be encouraged to carry forward the necessary legal survey at the same time."

COUNCIL ACTION

APPROVED
Co. Res # 752/88

ITEM #501-2

POSSIBLE USE CHANGES AND TRAFFIC IMPLICATIONS - SOUTH SIDE OF BARNET HIGHWAY - INDUSTRIAL STRIP

A Mr. Dave Lorimer appeared regarding parking at this site. He indicated that a report would be coming forward from Gold's Gym. Access to the site, the usage under the M-6 zoning, and the lack of on-site parking were raised as concerns by the Committee. Mr. Lorimer indicated that his company had purchased the site. After discussion, he agreed that this purchase was entirely at their risk and he had not been encouraged in any way by the District of Coquitlam to take this action.

The Committee recommends:

"That staff report further on the proposed gymnastic centre use and the concerns raised by the Committee when Gold's Gym supplies a detailed submission of their proposal."

LAND USE COMMITTEE MINUTES
OF MAY 16, 1988

ITEM #501-3

DEVELOPMENT VARIANCE PERMIT - PROPOSED FIRE HALL AT 428 NELSON STREET

Mr. Richard White spoke on this item, explaining the situation. He indicated that landscaping on the 3-meter strip on the adjacent land to the north and on the Nelson Street boulevard should provide increased visual open space, reducing the impact of the proposed setback reductions.

The Committee recommends:

"1) That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam.

2) That staff be authorized to exempt this development from the normal 2.5% security to assure completion of site development according to approved plans since the project is funded by the District's budget."

COUNCIL ACTION
APPROVED BY
CO. RES # 752/88
APPROVED BY
CO. RES # 754/88

ITEM #501-4

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT TO PERMIT REVISED PARKING LAYOUT AT 1071 AUSTIN AVENUE

Mayor Sekora noted the previous discussions with the tenants. Mr. Murphy verified that the applicants were happy with the revised parking and access arrangements.

The Committee recommends:

"That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

COUNCIL ACTION
APPROVED BY
CO. RES # 755/88

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-21-88 BY THE DISTRICT OF COQUITLAM FOR A REGULATORY AMENDMENT TO THE CS-1 ZONE

This item was referred to the in-camera meeting of the Committee to be held later in the evening.

LAND USE COMMITTEE MINUTES OF
MAY 16, 1988

ITEM #501-6

PRELIMINARY REPORT ON APPLICATION Z-22-88 FOR REZONING OF PROPERTY AT
SOUTHWEST CORNER OF AUSTIN AVENUE AND MARINER WAY

This item was reviewed and received for information. The tentative date of June 16, 1988 for a special Public Hearing was noted due to the size and complexity of the rezoning and the previous history of well-attended Public Hearings and meetings in this area in the mid 1980s.

ITEM #501-7

Z-2-87 - PROPOSED FAMILY RESTAURANT AT 345 NORTH ROAD

The Committee recommends:

- COUNCIL ACTION
- APPROVED BY
CO. RES
754/88
- "1) That application Z-2-87 be granted a six-month extension to December 8, 1988.
 - 2) That Council advise that a further extension may not be granted."

ITEM #501-8

Z-15-87 - PROPOSED RESIDENTIAL SUBDIVISION ON THE WEST SIDE OF PIPELINE

The Committee tabled this application until the next meeting to allow for on-site review of the area to be arranged by the Municipal Engineer. The concerns related to earthworks, land stability and the adjacent operating gravel pit. (Mr. Murphy later advised the Planning Director that Mr. White suggested that Mr. Renato Camporese should be present for the on-site visitation since he now administers the Conservation Bylaw.)

ITEM #501-9

APPLICATION FOR DEVELOPMENT VARIANCE PERMIT - SIDE YARD SETBACKS - RIVER
HEIGHTS - 2740-2744 MARA DRIVE

The Committee recommends:

- COUNCIL ACTION
- APPROVED BY
CO. RES
759/88
- "That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

LAND USE COMMITTEE MINUTES OF
MAY 16, 1988

ITEM #501-10

Z-29-86 - CONSIDERATION OF FINAL ADOPTION OF BYLAW NO. 1676, 1986 RE
COMMERCIAL DEVELOPMENT AT LANSDOWNE DRIVE AND BARNET HIGHWAY

The Committee recommends:

COUNCIL
ACTION

"That Bylaw No. 1676, 1986 be reconsidered, finally passed and adopted."

*APP'D
Co. Res
7/60/88*

ITEM #501-11

Z-41-87 - CONSIDERATION OF FINAL ADOPTION OF BYLAW NO. 1800, 1987 RE
PROPOSED CULTURAL CENTRE AT 209 JACKSON STREET

The Committee recommends:

COUNCIL
ACTION

"That Council reconsider, finally pass and adopt Bylaw No. 1800, 1987."

*APP'D
Co. Res
7/61/88*

ITEM #501-12

COMMUNITY CARE FACILITIES

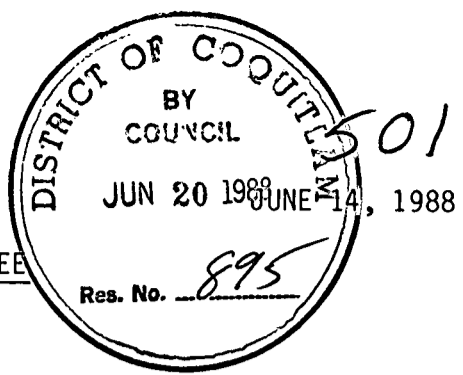
This report was received and a report from Mr. Sol Jackson requested as to implications.

TABLED ITEMS:

1. Subdivision Committee Minutes of April 26, 1988
2. Design Committee Minutes of May 3, 1988



D.M. Buchanan
Executive Secretary



LAND USE COMMITTEE

MINUTES

A meeting of the Land Use Committee was held on Tuesday, June 14, 1988 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. B. Robinson, Chairman

STAFF:

D.M. Buchanan, Planning Director

ITEM #501-1

PRELIMINARY REPORT ON APPLICATION Z-29-88 BY THE DISTRICT OF COQUITLAM FOR A REGULATORY AMENDMENT TO ZONING BYLAW NO. 1928

The Committee recommends:

- "1) That Bylaw No. 1888, 1988 be given first reading by Council.
- 2) That Bylaw No. 1888, 1988 and application Z-29-88 be referred to Public Hearing."

ITEM #501-2

PRELIMINARY REPORT ON APPLICATION Z-30-88 BY WESTFAIR PROPERTIES LTD. FOR REZONING OF PROPERTY AT 1301 LOUGHEED HIGHWAY

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 1891, 1988.
- 2) That Council refer Bylaw No. 1891, 1988 to Public Hearing.
- 3) That Council give first reading to Bylaw No. 1892, 1988.
- 4) That Council refer Bylaw No. 1892, 1988 and application Z-30-88 to Public Hearing.
- 5) That the applicants be advised to prepare revised restrictive covenants with regard to land use restrictions to reflect the proposed new zoning categories."

ITEM #501-3

REZONING APPLICATION Z-18-88 - UNITED PROPERTIES LTD. - 500 BLOCK AUSTIN AVENUE TO RM-5

Mr. Michael Craigen was present and advised of the modifications to their plans, resulting in 242 high-rise and 40 low-rise units, up from the 194 and 36 initially indicated. The Planning Director indicated that a special Public Hearing date of July 7, 1988 is tentatively proposed for this application.

*175. No
896
897
COUNCIL
ACTION*

*COUNCIL
ACTION
As
Nos.
898, 899
900, 901
902*

LAND USE COMMITTEE MINUTES
OF JUNE 14, 1988

ITEM #501-3 cont'd

The Committee recommends:

COUNCIL
ACTION

- "1) That Bylaw No. 1894, 1988 be given first reading by Council.
- 2) That Bylaw No. 1894, 1988 and application Z-18-88 be referred to Public Hearing.
- 3) That the proponents for this development, United Properties Ltd., be advised that Council endorses full sprinklering of the high-rise component of this development to the standards recommended by the Fire Department."

PLAS Nos 894, 903, 904, 905

ITEM #501-4

REZONING APPLICATION Z-6-88 - DUPLEX AT 970 CHARLAND AVENUE

The Committee recommends:

COUNCIL
ACTION

"That Council reconsider, finally pass and adopt Bylaw No. 1846, 1988, given second and third readings on May 24, 1988."

PLAS No 906

ITEM #501-5

CONSERVATION PERMIT TO PERMIT SOIL DEPOSITION ON B.C. HYDRO RIGHT-OF-WAY BETWEEN DAVID AVENUE AND LANSDOWNE DRIVE

The Committee recommends:

COUNCIL
ACTION

"That authorization be granted to Pleasantside Developments Ltd. to deposit soil on Part B, Plan 22328, Township 39, N.W.D., subject to:

PLAS 907

- a) all works to be carried out in accordance with the report by Terra Engineering Laboratories Ltd. - Reference #120-061K, dated 1988 06 03, pertaining to 'District of Coquitlam Conservation Permit Soil Deposition on B.C. Hydro Right-of-Way David Avenue to Lansdowne Street', and the drawing sealed by D.W. Laird, P. Eng., dated May 30, 1988 and titled Pleasantside Developments Ltd.;
- b) all works being done in accordance with the requirements of B.C. Hydro Properties, Gas and Electrical Divisions;
- c) Terra Engineering Laboratories Ltd.:
 - 1. carrying out supervision of all works authorized by the permit in accordance with their letter dated 1988 06 03 and sealed by Mr. S.A. Russell, P. Eng.;
 - 2. providing written certification confirming the competency of the works upon completion;
 - 3. notifying the District of Coquitlam if at any time their services pertaining to this project are terminated prior to completion of works in accordance with the permit;
- d) the applicants being responsible for keeping the streets clean in the opinion of the Municipal Engineer from all dirt and debris;

LAND USE COMMITTEE MINUTES
OF JUNE 14, 1988

ITEM #501-5 cont'd

- e) the duration of the permit to be six months, noting that under Clause 28(1) of Bylaw No. 1199, Council may suspend or revoke the permit if at any time, in its opinion, the permit holder violates any of the provisions of the Bylaw, or any of the terms and conditions of this permit, or the duties and obligations set out in the permit have not or are not being fulfilled;
- f) the applicants being responsible for any and all manner of actions, claims, debts, demands and promises of whatsoever kind and however arising, and whether known or unknown, suspected or unsuspected, resulting or arising from the works permitted under this permit."

ITEM #501-6

CONSERVATION PERMIT TO PERMIT THE CONSTRUCTION OF A TENNIS COURT AT
863 SHASTA COURT

The Committee recommends:

"That authorization be granted to Mr. Gary A. Stannell to carry out earthworks to facilitate construction of a tennis court on Lot 124, Plan 29197, District Lot 370, subject to:

- a) all works to be carried out in accordance with the report by Golder Associates, Reference No. E-88-W0860, dated May 19, 1988, re - remedial slope treatment proposed tennis court - 863 Shasta Court, Coquitlam;
- b) the applicant being responsible for any and all manner of actions, claims, debts, demands and promises of whatsoever kind and however arising, and whether known or unknown, suspected or unsuspected, resulting or arising from the works permitted under this permit."


ITEM #501-7

UPDATED DEVELOPMENT PROCESS HANDOUT

This item was received for information.

TABLED ITEMS:

1. Design Committee Minutes of May 31, 1988
2. Subdivision Committee Minutes of May 24, 1988.


D.M. Buchanan
Executive Secretary

COUNCIL
ACTION

Las 908

MAY 30, 1988

LAND USE COMMITTEE

MINUTES

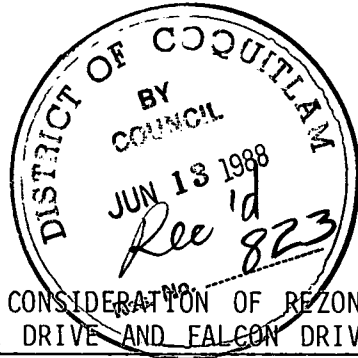
A meeting of the Land Use Committee was held on Monday, May 30, 1988, at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. B. Robinson, Chairman
Ald. D. White

STAFF:

D.M. Buchanan, Planning Director
S. Jackson, Community Planner



ITEM #501-1

REQUEST OF LOUGHEED HORIZON ESTATES LTD. FOR CONSIDERATION OF REZONING OF PROPERTY AT THE NORTHWEST CORNER OF RUNNEL DRIVE AND FALCON DRIVE

Mr. Gary Friend appeared before the Committee and advised that the parking lot at the westerly end of the site was no longer proposed. Family units at a lower price were the objective, he indicated. He also advised that RT-2 densities were acceptable.

The matter was tabled for consideration by the Planning Department and the proponent as to this proposal in relation to the service commercial area at the east end, vehicular access/egress, routes to school, on-site play areas, etc.

ITEM #501-2

DOWNSIZING OF WOODLANDS - PROPOSAL FOR INDIVIDUAL CARE NETWORKS

Mr. Jackson spoke to his report. He noted that the conclusion should be updated to five families in Coquitlam at a maximum in 1988-89. He was asked to determine why natural families are not financially assisted by government policy, while other families may be.

This report was received for information.

ITEM #501-3

PROPOSED TRAINING RANGE AND EXPLOSIVES DISPOSAL SITE FOR THE RCMP

Mr. Gordon Joyce of GVRD and Mr. Bob McCarthy of the RCMP appeared before the Committee. There followed some discussion on the need for Official Community Plan amendments, rezoning and a Public Hearing.

The Committee recommends:

"That Council indicate to the GVRD and the RCMP that it does not oppose the establishment of an 'RCMP Training Range and Explosives Disposal Site' in the Coquitlam Watershed, based on the information provided to Council by the RCMP and GVRD, subject to the Municipal Solicitor's review and recommendations."

The Planning Director was instructed to contact Mr. Art Purdon of GVRD regarding watershed policy and rezoning.

COUNCIL ACTION
APPROVED
Amended
Co. R 57
8/24/88

LAND USE COMMITTEE MINUTES
OF MAY 30, 1988

ITEM #501-4

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - PROPOSED
ADDITION TO PAROS TAVERNA RESTAURANT AT 526 CLARKE ROAD

The Committee recommends:

"That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

COUNCIL
ACTION

APP'D
C_o R₅₅
8/25/88

ITEM #501-5

PRELIMINARY REPORT ON APPLICATION Z-15-88 BY CHANDLER KENNEDY ARCHITECTS
FOR REZONING OF PROPERTY AT 1120 & 1122 WESTWOOD STREET FROM RS-1 TO C-2

The Committee recommends:

- 1) That Council give first reading to Bylaw No. 1884, 1988.
- 2) That Bylaw No. 1884, 1988 and application Z-15-88 be referred to Public Hearing."

COUNCIL
ACTION

APP'D
C_o R₅₅
8/26/88

ITEM #501-6

PRELIMINARY REPORT ON APPLICATION Z-23-88 BY VAN-CO CONSTRUCTION FOR
REZONING OF PROPERTY AT 200 MARMONT STREET FROM RS-1 TO RM-1

The Committee recommends:

- 1) That Council give first reading to Bylaw No. 1885, 1988.
- 2) That Bylaw No. 1885, 1988 and application Z-23-88 be referred to Public Hearing."

COUNCIL
ACTION

APP'D
C_o R₅₅
8/29/88

ITEM #501-7

PRELIMINARY REPORT ON APPLICATION Z-24-88 BY I. HOETZEL FOR REZONING OF
PROPERTY AT 2157 MONTEREY AVENUE FROM RS-1 TO RT-1 FOR A DUPLEX

The Committee recommends:

- 1) That Council give first reading to Bylaw No. 1883, 1988.
- 2) That Bylaw No. 1883, 1988 and application Z-24-88 be referred to Public Hearing."

COUNCIL
ACTION

APP'D
C_o R₅₅
8/31/88

LAND USE COMMITTEE MINUTES
OF MAY 30, 1988

ITEM #501-8

PRELIMINARY REPORT ON APPLICATION Z-25-88 BY UNITED PROPERTIES LTD. FOR
REZONING OF PROPERTY AT 2907, 2915 & 2925 DEWDNEY TRUNK ROAD FROM RS-2
TO RM-1 FOR A 50-UNIT COOPERATIVE TOWNHOUSE PROJECT

The Committee recommends:

"That application Z-25-88 be tabled pending:

- 1) review of this project by the Design Committee upon submission of complete preliminary plans;
- 2) Planning Department staff discussing with the applicants the siting variations proposed with this project;
- 3) a report from the Engineering Department with regard to pedestrian safety in this area."

ITEM #501-9

PRELIMINARY REPORT ON APPLICATION Z-26-88 BY WEBER AND ASSOCIATE
ARCHITECTURAL CONSULTANT FOR REZONING OF PROPERTY AT 550-568 ROCHESTER
AVENUE FROM RS-1 & RT-1 TO RM-2 FOR 40-UNIT FAMILY HOUSING PROJECT

The Committee recommends:

"That application Z-26-88 be tabled pending:

- 1) review of the project by the Design Committee upon submission of complete preliminary plans;
- 2) review of preliminary plans by the Planning Department staff in relation to major Zoning Bylaw requirements;
- 3) the applicants advising as to the time, place and results of the public information session or sessions held on this application."

ITEM #501-10

PRELIMINARY REPORT ON APPLICATION Z-27-88 BY WEBER AND ASSOCIATE
ARCHITECTURAL CONSULTANT FOR REZONING OF PROPERTY AT 1154 WESTWOOD
STREET FROM RS-1 & RM-2 FOR A MEDIUM-DENSITY FAMILY HOUSING DEVELOPMENT

The Committee recommends:

"That application Z-27-88 be tabled pending:

- 1) review of preliminary plans by the Design Committee and Planning Department staff upon submission of complete preliminary plans;
- 2) the Subdivision Committee finding a subdivision layout technically feasible;
- 3) the Traffic Section of the Engineering Department reviewing the access proposed to Westwood Street;
- 4) the Planning Department staff clarifying the status of the interim agreement and the precise site boundaries."

LAND USE COMMITTEE MINUTES
OF MAY 30, 1988

ITEM #501-11

LANDSCAPE SCREENS - LETTER FROM MR. & MRS. R. JANZEN - 2446 TOLMIE AVE.


The Committee recommends:

COUNCIL
ACTION
App'd B1
2/23
8/22/88

"That Council advise Mr. and Mrs. Janzen that a change to the Zoning Bylaw to restrict natural landscape screens other than for safety reasons for sighting at intersections is not considered appropriate."

TABLED ITEMS:

1. Design Committee Minutes of May 17, 1988
2. Subdivision Committee Minutes of May 10, 1988


D.M. Buchanan
Executive Secretary

JUNE 27, 1988

LAND USE COMMITTEE MINUTES

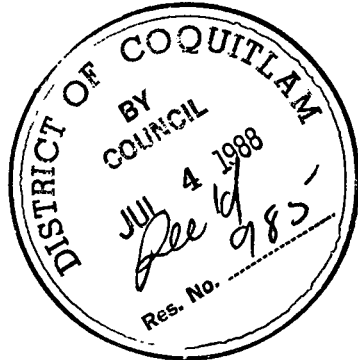
A meeting of the Land Use Committee was held on Monday, June 27, 1988 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. B. Robinson, Chairman
- Ald. D. White

STAFF:

D.M. Buchanan, Planning Director



ITEM #501-1

PRELIMINARY REPORT ON APPLICATION Z-28-88 BY INLET REALTY LTD. FOR THE REZONING OF PROPERTY AT 725 CLARKE ROAD FROM RS-1 AND RT-1 TO RT-1

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 1898, 1988.
- 2) That Bylaw No. 1898, 1988 and application Z-28-88 be referred to Public Hearing."

COUNCIL ACTION
*Approved By
 Co. # 985
 7/27/88*

ITEM #501-2

PRELIMINARY REPORT ON APPLICATION Z-31-88 BY JAMES AND GAIL MARCHUK FOR REZONING OF PROPERTY AT 1746 AND 1754 BRUNETTE AVENUE FROM RS-1 TO RS-3

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 1899, 1988.
- 2) That Bylaw No. 1899, 1988 and application Z-31-88 be referred to Public Hearing."

COUNCIL ACTION
*Approved By
 Co. # 989
 7/27/88*

(Additional Note: The home at 1746 Brunette was identified as a primary site in the 1986 heritage inventory and is proposed to be retained and renovated by the applicants.)

ITEM #501-3

FURTHER INFORMATION ON THE PROPOSED INDIVIDUAL CARE NETWORK

This item was received for information.

ITEM #501-4

NORTHEAST BURNABY - COQUITLAM INTEGRATION PLAN

This item was received for information.

LAND USE COMMITTEE MINUTES
OF JUNE 27, 1988

ITEM #501-5

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT AND ADOPTION
OF BYLAW NO. 1861, 1988 - PROPOSED 16-UNIT TOWNHOUSE DEVELOPMENT AT
1135 LANSDOWNE DRIVE

The Committee recommends:

- COUNCIL ACTION
- 1) That Council finally adopt Bylaw No. 1861, 1988, given second and third readings on May 24, 1988.
- 2) That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*App'd B.
Co. Res.
990/88*

ITEM #501-6

DEVELOPMENT VARIANCE PERMIT APPLICATION - 1250 HUDSON STREET - ROAD
GRADES AND VERTICAL CURVES

The Committee recommends:

COUNCIL ACTION

"That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*App'd B.
Co. Res.
992/88*

ITEM #501-7

PROPOSED ELECTORAL DISTRICTS FOR PROVINCIAL LEGISLATURE

The Committee recommends:


COUNCIL ACTION

"That Council advise the Royal Commission on Electoral Boundaries that the proposed Port Coquitlam riding should be named Coquitlam-Port Coquitlam in order to reflect the present and projected growth within the District of Coquitlam portion of the proposed electoral area."

*App'd B.
Co. Res.
997/88*

TABLED ITEMS:

1. Design Committee Minutes of June 21, 1988
2. Subdivision Committee Minutes of June 7, 1988


D.M. Buchanan
Executive Secretary

501

JULY 11, 1988

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, July 11, 1988 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. B. Robinson, Chairman
- Ald. D. White
- Ald. W. Ohirko

STAFF:

D.M. Buchanan, Planning Director



ITEM #501-1

22-UNIT TOWNHOUSE PROJECT AT 1232 JOHNSON STREET

The issue of changes to plans after a Public Hearing was thoroughly discussed. The matter was referred to the Design Committee for comments.

ITEM #501-2

ADMINISTRATION OF REGIONAL TRANSIT FOR THE LOWER MAINLAND

The Committee reviewed the draft position paper and suggested that a fourth funding point be added:

"... capital costs of commuter rail and 'Skytrain' extensions should be substantially underwritten by the Federal Government."

The Committee went on to focus on commuter rail and recommended:

"That Mr. G. St. Germaine, member of Parliament and Associate Minister of Transport, be invited to attend the Land Use Committee to update it on funding for commuter rail."

TABLED ITEMS:

1. Subdivision Committee Minutes of June 21, 1988
2. Design Committee Minutes of June 28, 1988
3. Subdivision Committee Minutes of July 5, 1988

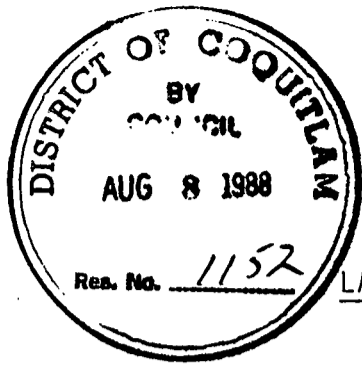
D.M. Buchanan
Executive Secretary

see Res 1057

copy w/ amendment

COUNCIL ACTION

COUNCIL ACTION



501

JULY 25, 1988

LAND USE COMMITTEE

MINUTES

A meeting of the Land Use Committee was held on Monday, July 25, 1988 at 7:30 p.m. in the Council Chambers with the following persons present:

COMMITTEE:

Ald. B. Robinson, Chairman
Ald. D. White
Ald. W. Ohirko

STAFF:

D.M. Buchanan, Planning Director
S. Jackson, Community Planner
K. Wright, Assistant Municipal Engineer

ITEM #501-1

PRELIMINARY REPORT ON APPLICATION Z-32-88 BY ICG LIQUID GAS FOR REZONING OF PROPERTY AT 176 GOLDEN DRIVE FROM SS-2 TO CS-1

Mr. Jim Stanger appeared on behalf of ICG Liquid Gas. He indicated that he is the operator of the service station. He advised that he wished to continue with all the uses in the list he was given which are not allowed in the SS-2 zone but are allowed in the CS-1 zone.

This item was referred to the Planning Director to review with Mr. Stanger and then report to Council on August 8, 1988.

ITEM #501-2

PROPOSED GOLD'S GYM ON SOUTH SIDE OF BARNET HIGHWAY AT 2550 BARNET HWY.

This item was received for information, noting that a report is expected on the issue of parking requirements at the Council meeting of August 8, 1988.

ITEM #501-3

CORRESPONDENCE FROM MR. KARLE FOLI AND JULIET LAU DATED JULY 11, 1988 REGARDING PROPERTY AT 507, 511 AND 515 AUSTIN AVENUE

This item was received for information.

LAND USE COMMITTEE MINUTES
OF JULY 25, 1988

ITEM #501-4

GOLF COURSES IN AGRICULTURAL LAND RESERVE

This matter was discussed, with particular reference to Colony Farm.

The Committee recommends:

"That staff, in view of the changed approach by the Provincial Government, investigate the feasibility of a golf course on Colony Farm west of the Coquitlam River, particularly as to suitability, size and shape of the site."

ITEM #501-5

FRASER RIVER ESTUARY MANAGEMENT PROGRAM AREA DESIGNATION

Mr. Jackson spoke to this subject.

The Committee recommends:

COUNCIL
ACTION

- "1) That Council endorse the revised definitions of area designation categories for the Fraser River Estuary Management Program.
- 2) That Council approve the proposed approach of applying area designations through the use of statements of intent."

*APP'D.
ES 1153*

ITEM #501-6

LAND REFERRAL FROM MINISTRY OF CROWN LANDS

The Committee recommends:

COUNCIL
ACTION

"That staff be authorized to respond to the Land Referral recommending approval of the proposed lease for use of the subject land for animal grazing and raising of vegetables."

*ES 115-4
+ 1155
APP'D.
AMAND*

ITEM #501-7

APPROVAL OF STRATA TITLE CONVERSION OF AN EXISTING INDUSTRIAL BUILDING AT 925 TUPPER AVENUE (8-4049)

The Committee recommends:

COUNCIL
ACTION

"That Council, as Approving Authority under the Condominium Act, approve the strata subdivision of Lot D, Blocks 7 and 8, District Lot 16, Plan 1531 (Except Plans 43218, 61376 and

*APP'D
RES 1154*

LAND USE COMMITTEE MINUTES
OF JULY 25, 1988

ITEM #501-7 cont'd

RW 63067), subject to the following terms and conditions first being met to the satisfaction of the Director of Permits and Licenses, the Municipal Engineer and the Planning Director, prior to the signing of the necessary forms by the Mayor and the Clerk and the Approving Officer:

1) Permits and Licenses Department

- a) reconstruction of the party wall between Units 1 and 2 to a one-hour fire separation (5/8 inch gyproc both sides of stud wall);
- b) main sprinkler valve and domestic main shutoff in Unit 2 to be accessible from outside to all strata owners;
- c) office and mezzanine at east end of Unit 2 to be separated by a one-hour fire separation from Unit 3 and provide new access stairs to mezzanine in Unit 2;
- d) roof air supply ducts now providing air-conditioning to Units 2 and 3 offices to be removed from Unit 2 and holes in wall between Units 2 and 3 to be repaired;
- e) removal of electrical meters from Unit 2 that are for Areas 3 and 4 and their reconstruction into their own strata lot.

2) Engineering Department

Physical construction of Tupper Avenue and the lane allowance to the standards of Subdivision Control Bylaw No. 1023, noting the laneworks include enclosure of the existing ditch which presently exists in the lane.

3) Planning Department

- a) restriping of the existing parking lot lines to clarify the location of the existing parking spaces, the restriping to include a one-way directional arrow for the easterly access on Tupper Avenue;
- b) the submission of a security to ensure that the landscape works referred to in b) above are completed in an acceptable manner, the amount of the security to be based on the material and installation costs of the proposed landscape works."

LAND USE COMMITTEE MINUTES
OF JULY 25, 1988

ITEM #501-8

B.C. HOUSING MANAGEMENT COMMISSION ALLOCATIONS FOR 1988

The Committee received this item for information.

ITEM #501-9

ABANDONED SERVICE STATION AT SOUTHEAST CORNER OF POIRIER STREET AND COMO
LAKE AVENUE - 1700 COMO LAKE AVENUE

Ald. Robinson raised this issue, which gave rise to discussion as to what was permitted by the present SS-1 zoning.

The Committee recommends:

COUNCIL
ACTION

"That Council advise the owners (presumably Petro Canada) that RS-1 zoning is intended to be initiated by Council on this site in near future if the service station is not to be reopened."

PP-2
RES 1157

TABLED ITEM:

Design Committee Minutes of July 12, 1988



D.M. Buchanan
Executive Secretary

AUGUST 15, 1988

LAND USE COMMITTEE MINUTES

A meeting of the Land Use Committee was held on Monday, August 15, 1988, at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

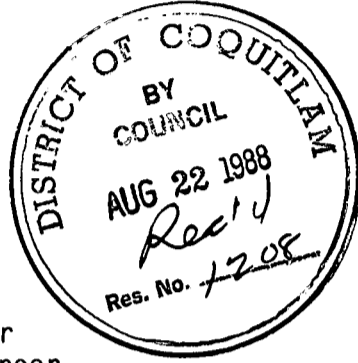
- Ald. B. Robinson, Chairman
- Ald. D. White
- Ald. W. Ohirko

Also:

Mayor Sekora

STAFF:

- J.L. Tonn, Municipal Manager
- E. Tiessen, Deputy Planning Director
- K. Wright, Assistant Municipal Engineer



ITEM #501-1

REZONING APPLICATION Z-32-88 - 176 GOLDEN DRIVE FROM SS-2 TO CS-1

The Committee recommends:

- "1. That Bylaw No. 1913, 1988 be given first reading by Council.
- "2. That Bylaw No. 1913, 1988 and application Z-32-88 be referred to Public Hearing."

COUNCIL ACTION

09:10 B.Y.
R's 3
1209 + 1210 / 88

ITEM #501-2

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT AND ADOPTION OF BYLAW NO. 1797, 1987 - 20-UNIT, MULTIPLE-FAMILY PROJECT AT 1318-1324 BRUNETTE AVENUE (Z-40-87)

The Committee recommends:

- "1. That Council finally adopt Bylaw No. 1797, 1987, given second and third readings on February 29, 1988.
- "2. That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

COUNCIL ACTION

09:10 B.Y.
Co R's 3
1211 + 1212 / 88

LAND USE COMMITTEE MINUTES
OF AUGUST 15, 1988

ITEM #501-3

DEVELOPMENT VARIANCE PERMIT APPLICATION - 575-583 NICOLA AVENUE

The Committee recommends:

COUNCIL
ACTION

"That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*APP'D
Co. Clerk
#1213/88*

ITEM #501-4

Z-52-87 - CONSIDERATION OF FINAL ADOPTION OF BYLAW NO. 1826, 1988 - 2700 BARNET HIGHWAY TO M-6

The Committee recommends:

COUNCIL
ACTION

1. That Council reconsider, finally pass and adopt Bylaw No. 1826, 1988.
2. That staff take no action on Bylaw No. 1826, 1988 until such time as relocation of the installation facilities at Cartunes Auto Stereo is completed, and that the Mayor utilize his powers under Section 240 of the Municipal Act to bring this Bylaw back before Council if the installation facilities are not relocated within the appropriate time period."

*APP'D
Co. Clerk
#1214/88
No Action on
2nd Item*

ITEM #501-5

LAND REFERRAL FROM MINISTRY OF FORESTS AND LANDS

The Committee requested that the applicants be invited to the next meeting of the Committee to provide information on the nature of the use proposed for this land.

ITEM #501-6

MARINER OVERHEAD PROJECT - LUMBERLAND ACCESS

The Committee received this item for information.

LAND USE COMMITTEE MINUTES
OF AUGUST 15, 1988

ITEM #501-7

PROPOSAL FOR GOLF COURSE AND RESIDENTIALS LOTS OF LAND AT THE EAST
END OF QUARRY ROAD

The Committee requested the Planning Department to write to the proponent indicating that the Committee considers the proposal premature in terms of the Official Community Plan; and in terms of the logical phasing of services and road access.

ITEM #501-8

FEASIBILITY OF A GOLF COURSE ON COLONY FARM (8-3696)

The Committee received this item for information.


ITEM #501-9

DESIGN COMMITTEE MINUTES OF JULY 26, 1988

The Committee requests that the Design Committee members attend the August 29, 1988 meeting of the Land Use Committee to discuss further the issue of changes to plans after Public Hearing.

TABLED ITEMS:

1. Subdivision Committee Minutes of July 19, 1988
2. Subdivision Committee Minutes of July 26, 1988


Eric Tiessen
Acting Secretary

AUGUST 29, 1988

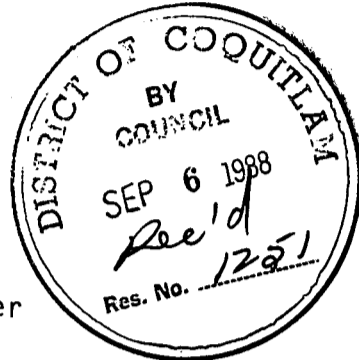
LAND USE COMMITTEE

MINUTES

A meeting of the Land Use Committee was held on Monday, August 29, 1988 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. B. Robinson, Chairman
- Ald. W. Ohirko
- Ald. D. White



STAFF:

- N. Nyberg, Acting Municipal Manager
- K. Wright, Assistant Municipal Engineer
- E. Tiessen, Deputy Planning Director
- T. de Jong, Long Range Planner

ITEM #501-1

LAND REFERRAL FROM MINISTRY OF FOREST AND LANDS

The Committee tabled this item to its next meeting to give the applicants an opportunity to appear and explain the proposal. However, the Committee noted that it intends to make its recommendation at that time.

ITEM #501-2

VARIANCE

DEVELOPMENT PERMIT APPLICATION - ROAD GRADES AND VERTICAL CURVES - 2200 BLOCK KAPTEY AVENUE

The Committee recommends:

"That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

COUNCIL ACTION
NO ACTION

ITEM #501-3

2907, 2915 and 2925 DEWDNEY TRUNK ROAD - 50-UNIT COOPERATIVE TOWNHOUSE PROJECT WITH COMMUNITY BUILDING (Z-25-88)

The Committee noted that it anticipates that a report from the Engineering Department in regard to pedestrian circulation and safety will be available when this matter is considered by Council at its September 6th meeting. The Committee recommends:

- "1) That Council give first reading to Bylaw No. 1919, 1988.
- 2) That Council refer Bylaw No. 1919, 1988 to Public Hearing.
- 3) That Council give first reading to Bylaw No. 1920, 1988.
- 4) That Council refer Bylaw No. 1920, 1988 and application Z-25-88 to Public Hearing."

COUNCIL ACTION
Co. Res 1253, 1254, 1255 / 88

LAND USE COMMITTEE MINUTES
OF AUGUST 29, 1988

ITEM #501-4

PRELIMINARY REPORT ON APPLICATION Z-33-88 BY JOHN G. SARIC FOR REZONING
OF PROPERTY AT 2550 BARNET HIGHWAY

The Committee noted that this proposal raises some potential for traffic conflicts on the Barnet Highway, particularly if there were a move from the proposed "drop-in" basis to scheduled fitness classes. Subject to this qualification, the Committee recommends:

COUNCIL ACTION

- 1) That Council give first reading to Bylaw No. 1918, 1988.
- 2) That Bylaw No. 1918, 1988 and application Z-33-88 be referred to Public Hearing."

*PP'D R=7
Co. R=7
1225/88*

ITEM #501-5

DEVELOPMENT VARIANCE PERMIT APPLICATION - 1300 BLOCK JOHNSON STREET

The Committee recommends:

COUNCIL ACTION

"That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*PP'D R=7
Co. R=7
1225/88*

ITEM #501-6

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - ROAD DESIGN
VARIANCE - PERIWINKLE (MAGNOLIA) PLACE

The Committee recommends:

COUNCIL ACTION

"That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*PP'D R=7
Co. R=5
1229/88*

ITEM #501-7

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT - PHASE I OF
LE CHATEAU - 75-UNIT, MEDIUM-DENSITY APARTMENT PROJECT AT 99 BEGIN ST.

If the Development Variance Permit has been signed, sealed and notarized, and the required security deposited prior to the Council meeting of September 6, 1988, the Committee recommends:

COUNCIL ACTION

"That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*PP'D R=7
Co. R=9
1200/88*

LAND USE COMMITTEE MINUTES
OF AUGUST 29, 1988

ITEM #501-8

REPORT TO PARK AND RECREATION COMMITTEE RE PROPOSED LOGGING OF GENSTAR PRIVATE LANDS ON BURKE MOUNTAIN

The Committee received the Deputy Planning Director's report of August 26, 1988 for information. The Committee strongly supports the recommendations of this report and is concerned that there be a timely and decisive Council response on this issue.

Co.
330
12/20/88

ITEM #501-9

DISCUSSION WITH DESIGN COMMITTEE RE ISSUE OF CHANGES TO PLANS AFTER PUBLIC HEARING

The Committee met with the Design Committee to discuss the issue of changes to plans after Public Hearing. A wide-ranging discussion took place between the two Committees and a number of issues were explored, including:

- the absence of support for an effective design review provision in the present enabling legislation under the Municipal Act;
- administrative procedures in Coquitlam, noting that preliminary plans are required at Public Hearing, and that Development Permits will now be based on preliminary plans also;
- the inadequacy of many of the preliminary plans presented by applicants, particularly as to specification of materials;
- the "persuasive" nature of the Design Committee's role and the importance of explicit Council support for this role, particularly where changes are made after Public Hearing and the applicant does not wish to comply with Design Committee recommendations;
- the role of design guidelines and building covenants; the former are seen as useful but can become minimum norm, while the latter are difficult to enforce;
- the importance of ongoing inspection during construction to ensure compliance with approved plans; it was noted that this exceeds the normal role of building inspectors and that inspection after completion of the building is not effective;
- the desirability of periodic meetings between the two Committees.

The Committee recommends:

COUNCIL
ACTION

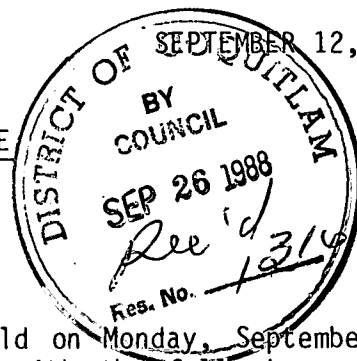
"That Council authorize staff, in consultation with the Design Committee, to investigate and report back to a joint meeting of the Land Use Committee and Design Committee, on means whereby Council could strengthen the Design Committee's function."

David P.
Co. Res
10 12/22/88

TABLED ITEMS

1. Subdivision Committee Minutes of August 9, 1988
2. Design Committee Minutes of August 16, 1988
3. Subdivision Committee Minutes of August 23, 1988


E. Tiessen
Acting Secretary

LAND USE COMMITTEEMINUTES

A meeting of the Land Use Committee was held on Monday, September 12, 1988 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. B. Robinson, Chairman
 Ald. W. Ohirko
 Ald. D. White

STAFF:

K. Wright, Assistant Municipal Engineer
 D. Buchanan, Planning Director

ITEM #501-1LANDS REFERRAL - OFF CEDAR DRIVE

The Planning Director provided background that this referral had been tabled by Council on August 8. He advised that seven of eight adjoining owners had raised concerns. These related to use, access, fencing, effect on wildlife and noise.

Mrs. Isabel Bowerman then appeared before the Committee. She advised that her husband planned to install an electric fence and he intended to raise cattle. She went on to suggest that she thought he was proposing enclosure of the Cedar Drive ditch and building of the legal access from it, some of the culverts already having been purchased. Upon questioning, Mrs. Bowerman was not sure as to all details and her husband was out of town for three weeks. Access from the Bowerman home at 3654 Cedar Drive to the proposed lease land for management of the property was another issue discussed. The matter was left for Mr. Bowerman to contact Planning Department staff upon his return to arrange an appearance before the Committee on October 11 or at a later meeting.

ITEM #501-2PROPOSED DEVELOPMENT AT 1148 WESTWOOD STREET

Mr. Dan Tolentino spoke to the Committee, noting the issue of servicing from the south, which had delayed financing. He then responded to questions from members of the Committee.

The Committee recommends:

"That application Z-32-84 be granted a six-month extension to March 9, 1989."

COUNCIL
 ACTION

2001P
 14 1317/89

LAND USE COMMITTEE MINUTES
OF SEPTEMBER 12, 1988

ITEM #501-3

ABERDEEN SQUARE

Mr. John Windsor appeared before the Committee regarding proposed usage for recreational sales. Servicing of products is also involved. An area of 1600 square feet between "Color Your World" and "Block Brothers" is the proposed location. Mr. Windsor then responded to questions.

The Committee tabled this item for review by the Municipal Solicitor as to interpretation of the Bylaw provisions, with a report to Executive Committee on September 26, 1988.

ITEM #501-4

PROPOSED DEVELOPMENT AT 1120 FALCON DRIVE

COUNCIL
ACTION

"That Council advise Triad Industries to proceed with applications to amend the Official Community Plan and Zoning Bylaw on the basis of the sketch attached to Mr. Heffelfinger's letter of August 29, 1988."

*APPROVED
R53 # 1218/88*

ITEM #501-5

DEVELOPMENT VARIANCE PERMIT APPLICATION - ROAD GRADES AND VERTICAL CURVES - 2200 BLOCK KAPTEY AVENUE

The Planning Director advised that this matter was back before the Committee since Council could not deal with it on September 6 due to insufficient notice at that time to adjacent property owners and tenants.

The Committee recommends:

COUNCIL
ACTION

"That Council approve signing and sealing of the Development Variance Permit by the Mayor and Municipal Clerk and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto and to deliver the same, and that all as the Act and Deed of the District of Coquitlam."

*APPROVED
R53 # 1219/88*

ITEM #501-6

REQUEST FOR EXTENSION OF REZONING APPLICATION Z-34-87 - PROPOSED 177-UNIT, HIGH-DENSITY APARTMENT PROJECT ON THE SOUTH SIDE OF BURLINGTON DRIVE EAST OF PACIFIC STREET

The Committee recommends:

COUNCIL
ACTION

"That application Z-34-87 be granted a six-month extension to April 28, 1988."

*APPROVED
Co. R53 # 1220/88*

LAND USE COMMITTEE MINUTES
OF SEPTEMBER 12, 1988

ITEM #501-7

LETTER OF AUGUST 19, 1988 FROM ALLARD CONTRACTORS LTD. RE OCP
DESIGNATION OF PROPERTY AT 655 CLARKE ROAD

The Committee recommends:

COUNCIL
ACTION

"That Council advise Mr. Allard that the Official Community Plan designation of the property at 655 Clarke Road has not been changed from previous community plans."

*APP'D B:
C: 12/21/88*

ITEM #501-8

CONSIDERATION OF FINAL ADOPTION OF BYLAW NO. 1898, 1988

The Committee recommends:

COUNCIL
ACTION

"That Council reconsider, finally pass and adopt Bylaw No. 1898, 1988."

*APP'D B:
C: 12/22/88*

ITEM #501-9

TRAFFIC SAFETY - KELVIN STREET

The Committee recommends:

COUNCIL
ACTION

"That widening of Kelvin Street be considered by Council during the 1989 budget deliberations."

*APP'D B:
C: 12/23/88*

ITEM #501-10

FORMER SERVICE STATION AT COMO LAKE AVENUE AND POIRIER STREET AT
1700 COMO LAKE AVENUE

Ald. White raised the issue of the demolition of the building at this site. He asked about the disposition of the old underground storage tanks. The Assistant Municipal Engineer advised how they could be filled. The Committee also noted that rezoning had been raised as an earlier issue.

The Committee recommends:

COUNCIL
ACTION

"That the Director of Permits and Licences advise Council as to the extent of demolition and what is intended in regard to the underground storage tanks at the former service station on land at 1700 Como Lake Avenue."

LAND USE COMMITTEE MINUTES
OF SEPTEMBER 12, 1988


ITEM #501-11

REPORTS TO COUNCIL FOR SEPTEMBER 26

The Planning Director advised that staff intended to report directly to Council on several applications due to the long time period before the next scheduled Land Use Committee meeting (October 11, 1988). The Committee indicated no concerns on this.

TABLED ITEMS

1. Design Committee Minutes of August 29, 1988
2. Subdivision Committee Minutes of September 6, 1988



D. Buchanan
Executive Secretary

OCTOBER 11, 1988

LAND USE COMMITTEE MEETING

MINUTES

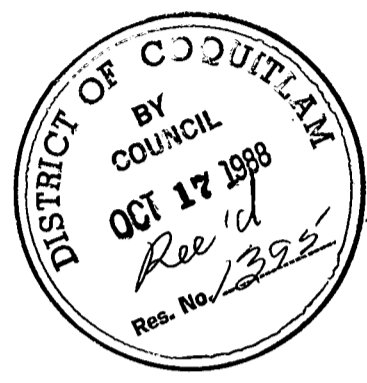
A meeting of the Land Use Committee was held on Tuesday, October 11, 1988 at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

- Ald. B. Robinson, Chairman
- Ald. D. White
- Ald. W. Ohirko

STAFF:

- D.M. Buchanan, Planning Director
- K. Wright, Assistant Municipal Engineer



ITEM #501-1

BOWERMAN LEASE APPLICATION, CEDAR DRIVE - MINISTRY OF LANDS REFERRAL

Mr. Derwent Bowerman appeared and advised:

- that the 30-foot access would be constructed from Cedar Drive;
- that the ditch would be bridged adjacent Cedar Drive;
- that the land would be enclosed by an electrified fence.

In response to questions, Mr. Bowerman indicated that about five or six cattle would be grazed on this land.

The Committee recommends:

"That staff be authorized to respond to the Land Referral recommending approval of the proposed lease of Parcel 1, Explanatory Plan 10840 of Lot D, NW 1/4 Section 8, ECM, NWD, for animal grazing, subject to the lease requiring complete electrified fencing of the land and the access to Cedar Drive, construction of that access and bridging of the Cedar Drive major waterway."

*APPROVED
CO. RES
#129488*

ITEM #501-2

1318 BRUNETTE AVENUE

Ald. White raised questions as to changes to plans being reviewed by the Design Committee, noted under item 1 of their minutes of September 27, 1988. The Committee recommends:

"That staff report on the changes to the plans and as to discrepancies and magnitude of changes involved."

TABLED ITEMS:

1. Design Committee Minutes of September 13, 1988
2. Design Committee Minutes of September 27, 1988
3. Subdivision Committee Minutes of September 20, 1988

D.M. Buchanan

 D.M. Buchanan
 Executive Secretary

OCTOBER 24, 1988

LAND USE COMMITTEE MEETING

MINUTES

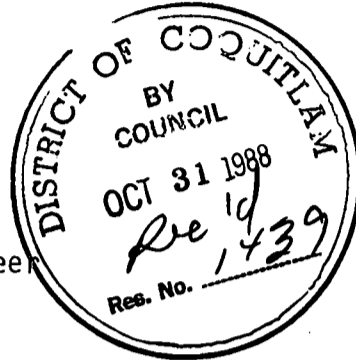
A meeting of the Land Use Committee was held on Monday, October 24, 1988, at 7:30 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE:

- Ald. B. Robinson, Chairman
- Ald. D. White
- Ald. W. Ohirko

STAFF:

- J.L. Tonn, Municipal Manager
- K. Wright, Assistant Municipal Engineer
- D.M. Buchanan, Planning Director



ITEM #501-1

PRELIMINARY REPORT ON APPLICATION Z-34-88 BY NEWCORP CONSTRUCTION FOR REZONING OF PROPERTY AT 1216 JOHNSON STREET FROM RS-1 & RS-2 TO RM-1 & P-5 WITH AN OFFICIAL COMMUNITY PLAN AMENDMENT TO LOW-DENSITY APARTMENT

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 1928, 1988.
- 2) That Council give first reading to Bylaw No. 1929, 1988.
- 3) That Council refer Bylaws No. 1928, 1988 and No. 1929, 1988, as well as application Z-34-88 to Public Hearing."

Ald. White requested information on whether market or social housing was being proposed by the applicants.

COUNCIL ACTION
 12 Co. Rs
 1440
 1441
 1442/88

ITEM #501-2

PRELIMINARY REPORT ON APPLICATION Z-38-88 BY MICHAEL O'CALLAGHAN FOR REZONING OF PROPERTY AT 659 CHAPMAN AVENUE FROM RS-1 TO RS-3

The Planning Director noted that Lot 144 to the east and Rem. 18 to the west were already zoned RS-3.

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 1927, 1988.
- 2) That Bylaw No. 1927, 1988 and application Z-38-88 be referred to Public Hearing."

COUNCIL ACTION
 12 Co. Rs
 1443
 1444/88

ITEM #501-3

APPLICATION FOR EXTENSION TO REZONING APPLICATION Z-11-87 - PROPOSED DUPLEX AT 1203 HACHEY AVENUE

The Committee recommends:

"That application Z-11-87 be extended to June 8, 1989, noting that an Official Community Plan amendment for the Maillardville area is under preparation, which may result in final adoption of Bylaw No. 1745, 1988 not being favourably considered by Council."

COUNCIL ACTION
 App'd
 Co. Rs
 1445/88

LAND USE COMMITTEE MINUTES
OF OCTOBER 24, 1988

ITEM 501-4

CRATEX CONTAINER SERVICES LTD. - 150 GLACIER STREET

The Committee discussed this issue.

The Committee recommends:

COUNCIL ACTION "That representatives of Cratex Container Services Ltd. be invited to appear before the Committee."

*APP'D
By Co. R.S.
1444/88*

The Committee requested that earlier correspondence to Mr. Taylor referred to in his letter of October 19, 1988 be provided. (See letters of January 13, 1988, January 7, 1988, December 30, 1987 and December 21, 1987 attached from file 8-3468).

ITEM #501-5

PROPOSED NEIGHBOURHOOD PUB AT AUSTIN AVENUE AND HILLCREST STREET WEST OF MUNDY STREET AT 2154 AUSTIN AVENUE

The Committee recommends:

COUNCIL ACTION "That Council advise Mr. Gould that it does not support the proposed neighbourhood pub for 2154 Austin Avenue."

*APP'D
By Co. R.S.
1447/88*

ITEM #501-6

PROPOSED BEER AND WINE STORE AT 641 LOUGHEED HIGHWAY

The Committee recommends:

COUNCIL ACTION "That Council endorse the establishment of a beer and wine store at 641 Lougheed Highway."

*APP'D
By Co. R.S.
1448/88*

ITEM #501-7

DESIGN COMMITTEE REVIEW - 1318 BRUNETTE AVENUE


The report of the Planning Director was received and led to discussion. The Municipal Solicitor was asked to advise the Committee as to whether:

- a) representations at Public Hearings as to proposed materials, finishes and quality of development generally are legally binding on applicants;
- b) 'red tagging' of buildings can be enforced where departures from plans occur yet the changes are not in conflict with Provincial Building Regulations (i.e. the National Building Code).

LAND USE COMMITTEE MINUTES
OF OCTOBER 24, 1988

TABLED ITEMS:

1. Design Committee Minutes of Special Meeting of October 18, 1988
2. Subdivision Committee Minutes of October 4, 1988



D.M. Buchanan
Executive Secretary

NOVEMBER 7, 1988

LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Monday, November 7, 1988, at 7:30 p.m., in the Council Committee Room, with the following persons present:

COMMITTEE:

- Ald. B. Robinson, Chairman
- Ald. D. White
- Ald. W. Ohirko

Also: Mayor L. Sekora

STAFF:

- K. Wright, Assistant Municipal Engineer
- D.M. Buchanan, Planning Director
- E. Tiessen, Deputy Planning Director



ITEM #501-1

CRATEX CONTAINER SERVICES LTD. - 150 GLACIER STREET

Mr. Darrel Taylor of Cratex addressed the Committee and reviewed the history of the company's operations in Coquitlam. He noted that the company cannot economically operate in compliance with bylaw limits on the height of outdoor storage.

The Committee referred this matter to Council for debate.

ITEM #501-2

DEVELOPMENT COST CHARGES FOR LOWER MAINLAND MUNICIPALITIES

The Committee received this report for information.

ITEM #501-3

ENCLOSURE OF CARPORTS - MEADOWBROOK NEIGHBOURHOOD - 3001 ALDERBROOK PL.

The Committee recommends:

COUNCIL ACTION "That Council advise Mr. Van der Mark that it is not prepared to amend its Meadowbrook guidelines to permit carport enclosures."

*APP'D
By Co. Res
12/15/88*

LAND USE COMMITTEE MEETING
MINUTES OF NOVEMBER 7, 1988

ITEM #501-4

AUTHORIZATION FOR ISSUANCE OF A DEVELOPMENT PERMIT - COMMERCIAL BUILDING
AT 2773 BARNET HIGHWAY (BUILDING B)

The Committee recommends:

COUNCIL
ACTION

"That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*APP'D B
Co. R 35
12/19/88*

ITEM #501-5

AUTHORIZATION FOR ISSUANCE OF A DEVELOPMENT PERMIT - COMMERCIAL BUILDING
AT 2795 BARNET HIGHWAY

The Committee recommends:

COUNCIL
ACTION

"That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

*APP'D B
Co. R 3
12/16/88*

ITEM #501-6

REZONING APPLICATION Z-10-88 - 1800 BLOCK BRUNETTE AVENUE TO RS-3 & P-5

The Committee recommends:

COUNCIL
ACTION

- "1) That Council give first reading to Bylaw No. 1936, 1988.
- "2) That Bylaw No. 1936, 1988 and application Z-10-88 be referred to Public Hearing."

*APP'D B
Co. R 3
12/79/88*

The Committee also requested that the Municipal Engineer be prepared to report on flood prevention and soil stability when this application is considered by Council.

ITEM #501-7

PRELIMINARY REPORT ON APPLICATION Z-36-88 BY THE DISTRICT OF COQUITLAM
FOR REZONING OF PROPERTY AT 1700 COMO LAKE AVENUE FROM SS-1 TO RS-1

The Committee recommends:

COUNCIL
ACTION

- "1) That Council give first reading to Bylaw No. 1935, 1988.
- "2) That Bylaw No. 1935, 1988 and application Z-36-88 be referred to Public Hearing."

*APP'D B
Co. R 3
12/21/88*

LAND USE COMMITTEE MEETING
MINUTES OF NOVEMBER 7, 1988

ITEM #501-8

PRELIMINARY REPORT ON APPLICATION Z-37-88 BY THOMAS CONSULTANTS INC. FOR
REZONING OF PROPERTY AT 1200 SEGUIN DRIVE FROM CS-1 TO C-2

Mr. Chris Nieman appeared as a delegation on behalf of the applicant, Park Lane Ventures Ltd. Mr. Nieman stated that Park Lane had acquired the property with the intent of complying with the existing CS-1 zoning. However, efforts to find conforming tenants were not successful, but there were indications of interest from tenants who would require C-2 zoning.

Ian Thomas, marketing consultant, then reviewed the conclusions of his study on this site. He noted the opportunity to concentrate a number of large retailers under C-2 zoning in the form of a "power centre" in this location.

After some discussion, the Committee concluded that the application should proceed to Public Hearing, but it was also noted that:

- it may be desirable to have a restrictive covenant limiting small rental units which might compete with Maillardville;
- the proposal should be reviewed by the Maillardville Redevelopment Committee;
- interested parties at the Public Hearing will wish to see drawings of the proposal; and
- the ongoing Maillardville Official Community Plan study should be extended to fit in the implications of this major new initiative.

The Committee recommends:

"That Council instruct staff to:

1. prepare a Rezoning Bylaw and Official Community Plan Amending Bylaw for consideration by Council of first reading and referral to Public Hearing; and
2. advise the applicants to prepare preliminary drawings for possible consideration at a Public Hearing."

Change

COUNCIL ACTION
Seguin Co. Res 1223

ITEM #501-9

PRELIMINARY REPORT ON APPLICATION Z-39-88 BY MR. CURT HEIDOLF FOR
REZONING OF PROPERTY AT 567 COTTONWOOD AVENUE FROM RS-1 TO RT-1

The Committee recommends:

"That Council table application Z-39-88, pending:

- 1) submission of suitable building plans; and
- 2) a report from the Fire Department in regard to the proposed fire access easement."

COUNCIL ACTION
App 10 Co. Res 1224/88

LAND USE COMMITTEE MEETING
MINUTES OF NOVEMBER 7, 1988

ITEM #501-10

PUBLIC OPINION - MAILLARDVILLE

The Committee received this report for information.

TABLED ITEMS:

1. Subdivision Committee Minutes of October 18, 1988
2. Design Committee Minutes of October 25, 1988


Eric Tiessen
Acting Secretary

NOVEMBER 21, 1988

LAND USE COMMITTEE MEETING

MINUTES

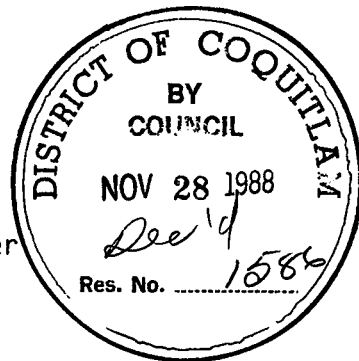
A meeting of the Land Use Committee was held on Monday, November 21, 1988, at 7:30 p.m., in the Council Committee Room, with the following persons present:

COMMITTEE:

- Ald. B. Robinson, Chairman
- Ald. W. Ohirko
- Mayor L. Sekora

STAFF:

- K. Wright, Assistant Municipal Engineer
- D.M. Buchanan, Planning Director



ITEM #501-1

PRELIMINARY REPORT ON APPLICATION Z-41-88 BY TULLIS REALTY LTD. FOR REZONING OF PROPERTY AT 1101 UNITED BOULEVARD FROM M-1 TO M-2, WITH REGULATORY AMENDMENT TO ALLOW A BUS TERMINAL IN THE M-2 ZONE

Mr. Don Hawkes of Alliance Agencies Ltd. who run the bus depot for Greyhound, was present. He stated that 50% of the business is truck delivery. He showed a floor plan with a coffee shop, offices and storage areas in a 10,000 square foot building. In response to questions, he advised that the site area provided more than sufficient area for customer parking, etc.

The Committee recommends:

- "1) That Engineering Department staff submit a report on the adequacy of access roads, and
- 2) That Planning Department staff draft an appropriate rezoning bylaw, amending the regulations of the M-2 zone to permit bus terminals,

for the Council meeting of November 28, 1988 to enable referral to the special Public Hearing of December 15, 1988 to be considered."

ITEM #501-2

CRATEX CONTAINER SERVICES - HEIGHT OF TREES IN B.C. HYDRO RIGHT-OF-WAY

Mr. Taylor was to appear if B.C. Hydro advised on whether higher trees are possible. It was noted that input from the Municipal Solicitor as to the Mayfair Building Scheme is being sought. The Mayor brought up the idea of a public information meeting on this issue.

Residents from the area to the north were also present in the audience and urged speedy attention to this matter. The issue of noise from open-ended buildings involving work on containers was also raised by Mrs. Pat Ferguson. She also noted that one building is temporary and evidently does not have a building permit. Mr. Spooner of the Permits and Licenses Department was the source of this information.

The letter from Cratex of November 18, 1988 was received. The Mayor advised that he would have Mr. Marten, Bylaw Enforcement Officer, investigate the two issues raised by Mrs. Ferguson.

LAND USE COMMITTEE MINUTES
OF NOVEMBER 21, 1988

ITEM #501-3

PRELIMINARY REPORT ON APPLICATION Z-40-88 BY TRIAD INDUSTRIES INC.
FOR REZONING OF PROPERTY AT 2567 RUNNEL DRIVE FROM CS-1 TO RT-2 FOR A
TOWNHOUSE APARTMENT RESIDENTIAL COMPLEX

The Committee recommends:

- "1) That Council give first reading to Official Community Plan Amendment Bylaw No. 1945, 1988.
- 2) That Council give first reading to Zoning Amendment Bylaw No. 1946, 1988.
- 3) That Council refer Bylaws No. 1945, 1988 and No. 1946, 1988, along with application Z-40-88, to Public Hearing.
- 4) That staff concerns with groundwater be addressed at the time of development permit preparation if this proposal reaches that stage."

COUNCIL ACTION
P.D. R.S.
C. 189/190
189/190
1988

ITEM #501-4

PRELIMINARY REPORT ON APPLICATION Z-44-88 BY J. KUZIK FOR REZONING OF
PROPERTY AT 1264 JOHNSON STREET FROM RS-1 AND RS-2 TO RS-4 COMPACT
ONE-FAMILY RESIDENTIAL

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 1947, 1988.
- 2) That Council refer Bylaw No. 1947, 1988 and application Z-44-88 to Public Hearing."

COUNCIL ACTION
P.D. R.S.
C. 189/190
189/190
1988

ITEM #501-5

MAILLARDVILLE OFFICIAL COMMUNITY PLAN AMENDMENT

This item was received for information as to the follow-up Open House for the OCP Update being postponed until the New Year.

ITEM #501-6

REZONING APPLICATION Z-24-88 - PROPOSED DUPLEX AT 2157 MONTEREY AVENUE

The Committee recommends:

"That Council reconsider, finally pass and adopted Bylaw No. 1883, 1988."

COUNCIL ACTION
Approved:
C. RES
* 12-9-88

LAND USE COMMITTEE MINUTES
OF NOVEMBER 21, 1988

ITEM #501-7

PROPOSED COMMERCIAL USE AT 623 AND 627 LOUGHEED HIGHWAY

The Committee recommends:

COUNCIL ACTION *APPR'D RES CO #1594/88* "That Council advise Mr. Lovick that it does not encourage the concept of commercial development on this site."

ITEM #501-8

POSSIBLE EXTENSIONS OF RODERICK AVENUE AND WOOLRIDGE STREET

This item was received for information, noting that it would also be reviewed by the Maillardville Redevelopment Committee on November 29, 1988.

ITEM #501-9

1989 PLANNING GRANT APPLICATION

The Committee recommends:

COUNCIL ACTION *APPR'D RES CO #1595/88* "That Council authorize the Planning Department to update the Official Community Plan for the Town Centre area, and indicate support for the Department's 1989 Planning Grant Application."

ITEM #501-10

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT PERMIT AND CONSIDERATION OF FINAL ADOPTION OF BYLAW NO. 1735, 1987 - 345 NORTH ROAD

The Committee recommends:

COUNCIL ACTION *APPR'D RES CO #1596 + 1597/88* "1) That Council reconsider, finally pass and adopt Bylaw No. 1735, 2) That Council approve signing and sealing of the Development Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

LAND USE COMMITTEE MINUTES
OF NOVEMBER 21, 1988

ITEM #501-11

AUTHORIZATION FOR ISSUANCE OF DEVELOPMENT VARIANCE PERMIT FOR SINGLE-FAMILY DWELLING AT 2898 MORTON PLACE

The Committee recommends:

COUNCIL ACTION
APPROVED
Co. #1599/88

"That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-12

AUTHORIZATION FOR ISSUANCE OF A DEVELOPMENT VARIANCE PERMIT AND CONSIDERATION OF FINAL ADOPTION OF BYLAW NO. 1918, 1988 - 2550 BARNET HWY.

The Planning Director advised of the possibility of this rezoning not proceeding due to a new proposed use coming forward in lieu of Gold's Gym.

The Committee recommends, subject to a formal application for a development variance permit being received by November 28, 1988:

COUNCIL ACTION
APPROVED
Co. #1599/88

- "1) That Council reconsider, finally pass and adopt Bylaw No. 1918, 1988.
- 2) That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-13

FINAL CONSIDERATION OF BYLAW NO. 1858, 1988 - RS-4 ZONING FOR PARK LANE VENTURES PROPOSED SUBDIVISION - 2426 CAPE HORN AVENUE

The Committee recommends:

COUNCIL ACTION
APPROVED
Co. #1600 + 1601/88

- "1) That Council reconsider, finally pass and adopted Bylaw No. 1858, 1988.
- 2) That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

LAND USE COMMITTEE MINUTES
OF NOVEMBER 21, 1988

TABLED ITEMS:

1. Brochure re Maillardville Downtown Revitalization
2. Design Committee Minutes of November 8, 1988
3. Subdivision Committee Minutes of November 1, 1988
4. Subdivision Committee Minutes of November 4, 1988.



D.M. Buchanan
Executive Secretary

LAND USE COMMITTEE MEETING

MINUTES

A meeting of the Land Use Committee was held on Tuesday, December 6, 1988, at 7:30 p.m., in the Council Committee Room, with the following persons present:

COMMITTEE:

- Ald. W. Ohirko, Chairman
- Ald. J. Kingsbury
- Ald. E. Parker

STAFF:

- J.L. Tonn, Municipal Manager
- K. Wright, Assistant Municipal Engineer
- D.M. Buchanan, Planning Director



ITEM #501-1

POSSIBLE REZONING OF M-1 LANDS FORMERLY OWNED BY B.C. TRANSIT

No one appeared in regard to this matter, which had been referred to the Committee from the Mayor's office.

ITEM #501-2

PROPOSED NEIGHBOURHOOD PUB AT AUSTIN AVENUE AND HILLCREST STREET AT 2154 AUSTIN AVENUE

Mr. Allan Gould appeared before the Committee regarding this site. He distributed a letter dated December 6, 1988 and an attached submission. A resolution of awareness of the application for pre-clearance to Victoria to allow for the later survey was requested. He noted that new referendum guidelines are now in place as a result of the review of the Knight Street Pub. He responded to other questions from the Committee.

The Committee recommends:

COUNCIL ACTION
R⁵ That Council review whether to reconsider their position of October 31, 1988."

*Sec Co
1683/88*

ITEM #501-3

PRELIMINARY REPORT ON APPLICATION Z-45-88 BY B. MARA BUILDERS LTD. FOR REZONING OF PROPERTY AT 741 PORTER STREET FROM RS-1 TO RS-3

The Committee recommends:

- "1) That Council give first reading to Bylaw No. 1949, 1988.
- 2) That Council refer Bylaw No. 1949, 1988 and application Z-45-88 to Public Hearing."

*PP10
R1
1684
1685/88*

LAND USE COMMITTEE MINUTES
OF DECEMBER 6, 1988

ITEM #501-4

PRELIMINARY REPORT ON APPLICATION Z-46-88 BY RIVER HEIGHTS DEVELOPMENTS
FOR REZONING OF PROPERTY AT 2600 & 2640 AUSTIN AVENUE FROM P-2 TO SS-2

The Committee recommends:

COUNCIL
ACTION

*APP'D
Co. R-5
1688
1689/88*

- "1) That Council give first reading to Bylaw No. 1952, 1988.
- 2) That Council refer application Z-46-88 and Bylaw No. 1952, 1988 to Public Hearing."

ITEM #501-5

PERMITTED DENSITY UNDER "SUBURBAN RESIDENTIAL" DENSITY OF NORTHEAST
COQUITLAM OFFICIAL COMMUNITY PLAN

The Committee recommends:

COUNCIL
ACTION

*APP'D
Co. R-7
1688
1689/88*

- "1) That Council give first reading to Bylaw No. 1948, 1988.
- 2) That Council refer Bylaw No. 1948, 1988 to Public Hearing."

ITEM #501-6

DEVELOPMENT VARIANCE PERMIT APPLICATION - DOMTAR CHEMICALS GROUP -
25 BRAID STREET

Mr. Wright gave background as to the proposal.

The Committee recommends:

COUNCIL
ACTION

*APP'D
Co. R-5
1690/88*

"That Council approve signing and sealing of the Development Variance Permit by the Mayor and Clerk, and such Permit shall become binding upon the District when duly executed and delivered for and on behalf of the Corporation by the Mayor and Municipal Clerk, who are specifically authorized to sign the same and to affix the Corporate Seal thereto, and to deliver the same and that all as the Act and Deed of the District of Coquitlam."

ITEM #501-7

PROPOSED REZONING FOR DUPLEX AT 567 COTTONWOOD AVENUE (Z-39-88)

The Committee recommends:

COUNCIL
ACTION

*APP'D
Co. R-55
1691
1692/88*

- "1) That Council give first reading to Bylaw No. 1954, 1988.
- 2) That Council refer Bylaw No. 1954, 1988 and application Z-39-88 to Public Hearing."

LAND USE COMMITTEE MINUTES
OF DECEMBER 6, 1988

ITEM #501-8

B.C. HOUSING MANAGEMENT APPROVALS FOR SOCIAL HOUSING IN COQUITLAM

The Committee received this item for information. The Planning Director advised that CMHC were expected to announce project approvals for their cooperative program on December 7, 1988.

ITEM #501-9

DEVELOPMENT VARIANCE PERMIT - CRATEX SITE - 150 GLACIER STREET

Mr. Joe Pusch, President, appeared on behalf of the applicants. He advised that about 50 jobs are involved with Cratex. He went on to appeal for consideration of the height limit for accessory storage. He stated the noise concerns can be attended to with technical advice they have received. They have about 1,000 containers now versus 2,500 to 3,000 on their former location (Leeder/United) adjacent the LaFarge site.

B.C. Hydro are now talking of 10-foot trees, not 30 feet or more, according to Mr. Pusch.

Residents of the Dartmoor area then spoke in regard to noise and enclosure of the building, as well as the height of the trees, it being stated that 140-foot trees would be required for complete screening. Opposition to increasing the height for accessory storage by way of a variance permit was generally indicated.

The Committee reviewed their position as to whether to go towards a Development Variance Permit approach, but were not unanimous.

The Committee recommends:

"That Council review whether to proceed further with the development variance permit application."

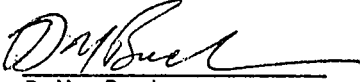
ITEM #501-10

SUSTAINABLE DEVELOPMENT

This item was received. Ald. Parker noted that earlier material from the City of Toronto as to a Bylaw on chlorofluorocarbon products should be considered. Mr. Wright indicated that an Engineering Department report on chlorofluorocarbons was under preparation.

TABLED ITEMS:

1. Subdivision Committee Minutes of Nov. 15, 1988
2. Minutes of Special Subdivision Committee Meeting of Nov. 23, 1988
3. Design Committee Minutes of Nov. 22, 1988


D.M. Buchanan
Executive Secretary

694/88